



PROPERTY
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Crogal Crescent
Airdrie
ML6 8UN

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Offers Over £76,000

This attractive Semi Detached Villa has been much improved and very well maintained by the present owner for over two decades and is situated in a really nice quiet street within a very convenient location.

The property itself is a Myton non standard construction house which means this will be a cash purchase however this does allow the buyer to acquire what is a large, sizeable home for what is very much an attractive price and set in a very nice location.

The house would obviously also be a great investment for any landlord as is in such good condition and is in a very sought after part of Airdrie close to some excellent amenities

The exterior is well maintained with a render finish and this property also benefits from a new concrete tiled roof with 25 year guarantee, double glazed windows including new back and front porch windows and gas fired central heating with new boiler.

At the front is low maintenance garden and to the side is a driveway which provides off road parking. The rear garden is an excellent size and has a new concrete patio area at the far side in addition to well maintained lawns and also housing several storage sheds.



Home Report Valuation £

Council Tax Band A

EPC Rating D



Internally the property has impressive accommodation extending to just under 800 sq ft which makes this a great sized property.

The accommodation comprises double glazed front porch, hallway, open plan lounge/dining room with windows to the front and rear. The modern kitchen has white fronted floor and wall storage units with built in sink, ample worktop surface area on two side and access to the rear porch which is double glazed and is big enough for chairs if required. This room has stairs leading down to the garden



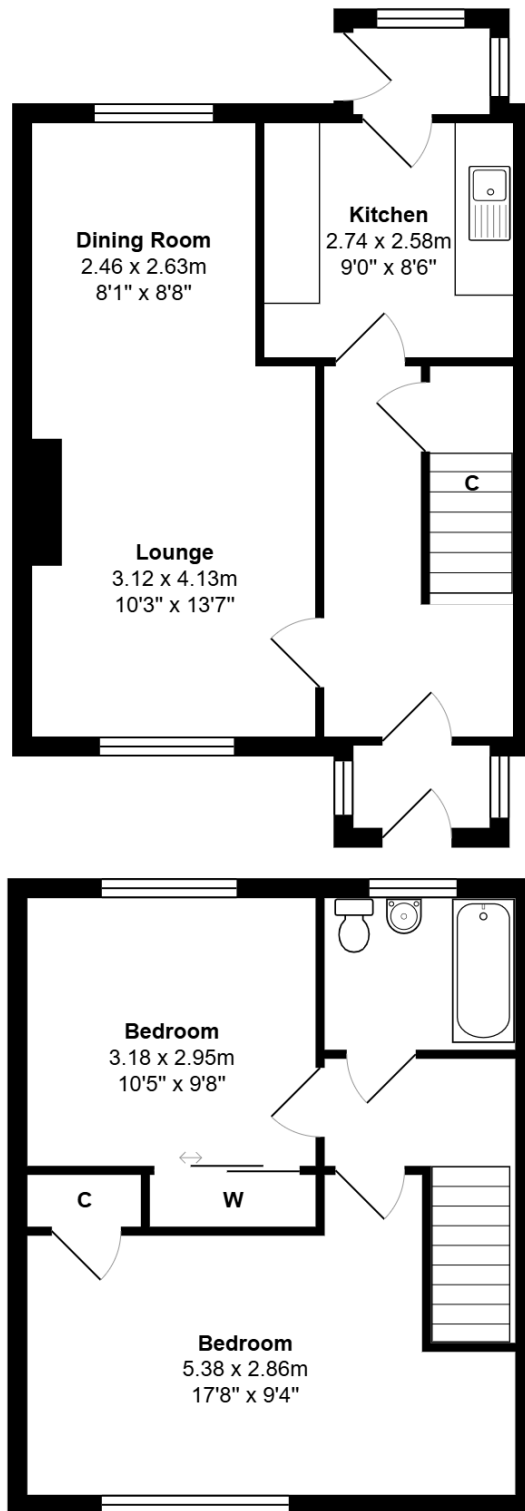
On the upper landing there is access to the two large double bedroom, both of which have storage and the back one with sliding wardrobes.

Bathroom with three piece suite comprising panelled bath, wall mounted shower, pedestal wash hand basin and a w.c., Window to the rear.



Vendor Comments

This is a really great street as is so quiet and well looked after and the local area has loads of amenities within walking distance.



Total Area: 74.3 m² ... 799 ft²

All measurements are approximate and for display purposes only

Location

Located in Airdrie, this property benefits from excellent local amenities, schools, and transport links, ensuring both convenience and connectivity. The area boasts beautiful parks, shopping centres, and leisure facilities nearby, there is an abundance of activities to enjoy.





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