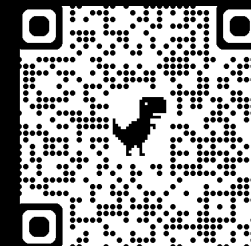


FOR SALE

OFFERS OVER
£130,000



Scan for more information



Airdrie

Charles Path
ML6 8UP

Council Band B

3 BEDROOM TERRACED

End Terraced Property | Three Bedrooms | Modern Kitchen | Conservatory | Downstairs WC |
Family Shower Room | Gas Central Heating | Double Glazing | EPC - C



Arrange a viewing: 01555 661435
www.morisonandsmith.com



Charles Path, Chapelhall, Airdrie



This well-presented three-bedroom end-terrace property offers spacious and versatile accommodation over two levels and benefits from gas central heating, double glazing, and enclosed front and rear gardens. EPC - C.

The property is entered from the front via a UPVC external door into a welcoming entrance hallway, which provides access to the kitchen and the living room.

The living room is bright and generously proportioned, enjoying dual-aspect windows to the front and rear, allowing for an abundance of natural light. A feature electric fireplace provides a focal point to the room.

The modern fitted kitchen is well-appointed with a good selection of wall and base units, finished in a contemporary cashmere gloss. Integrated appliances include an electric oven and electric hob, with separate fridge and freezer, and additional space for further utilities. The gas central heating boiler is also located here. French doors lead from the kitchen into the conservatory, while a glazed door provides access to the downstairs WC.



The conservatory is positioned to the rear of the property and features laminated flooring and fitted blinds, offering an excellent additional living or dining space with direct access to the garden.

The downstairs WC comprises a white two-piece suite including WC and wash hand basin, and benefits from a rear-facing obscure glazed window. From the WC, there is access to a large understair storage cupboard.

On the upper level, the landing provides access to three bedrooms, a useful storage cupboard, and the family shower room.

The primary bedroom is a well-proportioned front-facing double bedroom with built-in storage.

Bedroom two is another good-sized front-facing double.

Bedroom three is a single bedroom, rear-facing, and includes a built-in storage cupboard.



The recently fitted family shower room comprises a WC, wash hand basin, and a large shower enclosure with splash panel walls. A rear-facing obscure glazed window provides natural light.

Externally, the front garden is mainly laid to stone chips with paving slab pathways and patio areas, and is fully enclosed by a low wall.

The rear garden is designed for low maintenance, being mainly laid to monoblock paving, with a large wooden fence to two sides and a wall boundary to the neighbouring property. A decked patio area, accessed directly from the conservatory, provides an ideal space for outdoor entertaining.

Dimensions

Living Room: 5.49m x 3.35m

Kitchen: 5.50m x 3.22m

Conservatory: 2.94m x 3.43m

Bedroom One: 3.53m x 3.70m

Bedroom Two: 3.39m x 3.52m

Bedroom Three: 2.43m x 2.75m

Bathroom: 2.09m x 1.69m





 **Morison & Smith**
Inc. John R. Muir & Co.
SOLICITORS - NOTARIES - ESTATE AGENTS

61 High Street. Lanark, ML11 7LN

Telephone: 01555 661435 - Fax: 01555 666869

Email: estates@morisonandsmith.com

Website: morisonandsmith.com

Disclaimer

Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract on offer, nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital/sonic-measuring device and are taken to the widest point. We have not tested the electricity, gas or water services or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. If there is any part of this that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.