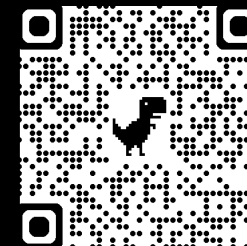


FOR SALE

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£117,000



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Airdrie

Sword Street
ML6 0BU

Council Band B

2 BEDROOM TERRACED

Two Bedrooms | Spacious Dual Aspect Lounge | Fitted Kitchen with Integrated Appliances |
Large Storage Cupboard | Gas Central Heating | Double Glazing | Front and Rear Gardens |
Convenient Location | EPC - D



Arrange a viewing: 01555 661435
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Sword Street, Airdrie



A well-proportioned two-bedroom mid-terrace property set within a popular residential location in Airdrie. This home benefits from gas central heating, double glazing, and front and rear gardens, making it an ideal purchase for first-time buyers, downsizers, or investors. EPC - D

The property is entered from the front via a UPVC external door into a welcoming entrance hallway. The hallway provides access to the living room, a large under-stair storage cupboard, and the staircase leading to the upper level.

The living room is bright and spacious, featuring a carpeted floor and dual aspect windows to both the front and rear, allowing for excellent natural light throughout the day. A focal point of the room is the electric feature fireplace. A door from the living room leads through to the kitchen.



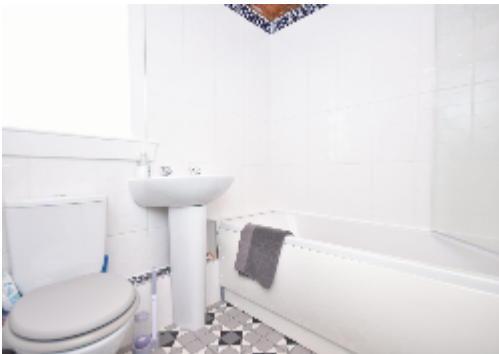
The kitchen is positioned to the rear of the property and is fitted with a good range of oak-effect wall and base units, complemented by tiled splashbacks. There is an integrated electric oven with a four-ring hob and extractor hood above. The kitchen benefits from a rear-facing window and an external door providing direct access to the garden. A folding door opens to a useful larder cupboard. There is also space for a washing machine and freestanding fridge freezer.

The upper landing provides access to two double bedrooms and the family bathroom.

Bedroom One is a generous front-facing double room with a built-in storage cupboard, which houses the gas boiler.

Bedroom Two is a rear-facing double bedroom.

The family bathroom is fitted with vinyl flooring and tiled walls, comprising a white WC, wash hand basin, and bath with electric shower over. A rear-facing obscured glazed window provides natural light while maintaining privacy.



The front garden is designed for ease of maintenance, finished with stone chips and a paved pathway leading to the entrance.

The rear garden is primarily laid to lawn, complemented by areas of stone chips and patio spaces to the side and rear, as well as a paved patio immediately outside the back door. There is also space allocated for bin storage. The garden boundary is formed by a low-level brick wall.

Dimensions at longest points

Living Room: 6.57m x 3.46m

Kitchen: 2.85m x 2.84m

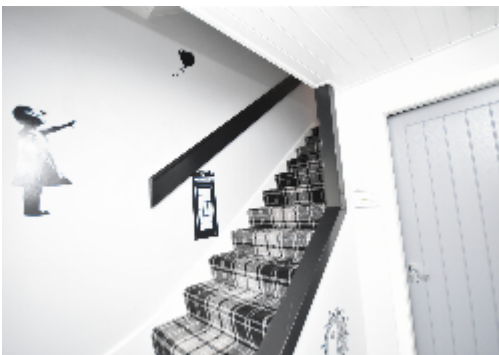
Bedroom One: 4.57m x 3.81m

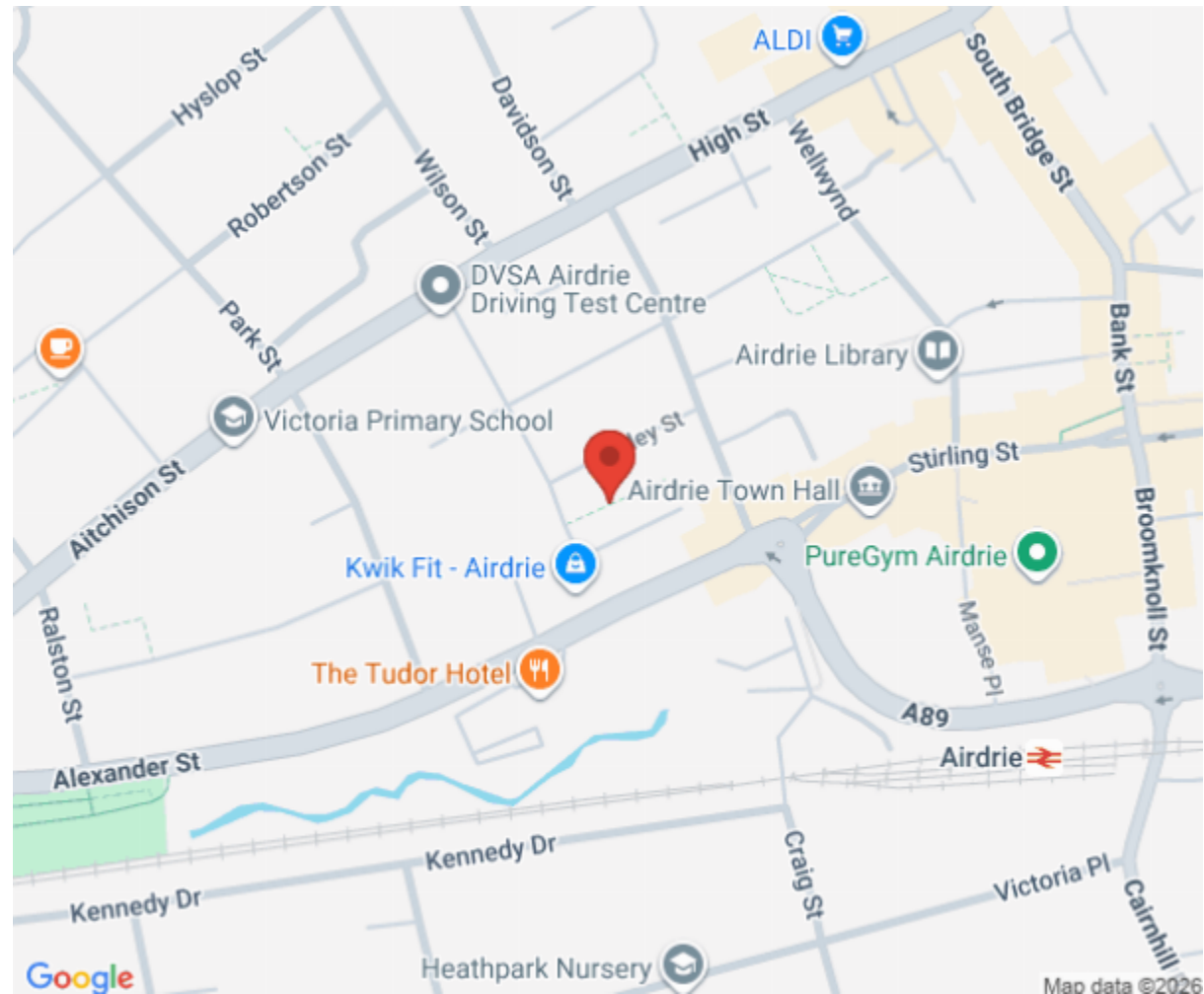
Bedroom Two: 3.35m x 3.33m

Bathroom: 2.09m x 1.79m

Location

Sword Street is situated within the town of Airdrie, which offers a wide range of local amenities including shops, schools, and leisure facilities. The area benefits from excellent transport links, with easy access to the M8 motorway network, providing convenient travel to both Glasgow and Edinburgh. Airdrie also offers rail links for commuters.





 **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

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