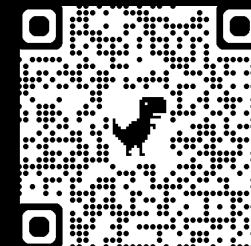


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Airdrie

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ML6 8EP

Council Band E

3 BEDROOM DETACHED VILLA

Detached Villa | Three Bedrooms | Spacious Lounge | Family Bathroom | Single Garage | Well
Proportioned Accommodation | Double Glazing | Gas Central Heating | EPC - C



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54 Craigvale Crescent, Airdrie ML6 8EP



Situated within a desirable residential area of Airdrie, this three-bedroom detached villa occupies a corner plot and offers well-proportioned family accommodation over two levels. The property benefits from gas central heating, double glazing, attached single garage, monobloc driveway and attractive front and rear gardens. The accommodation comprises entrance hallway, spacious lounge, dining room, fitted kitchen, three bedrooms, family bathroom, understair storage cupboard and two further storage cupboards on the upper landing. EPC - C.

The entrance hallway is entered via a timber external door. The hallway is finished with carpeted flooring and neutral décor and provides access to the lounge and staircase to the upper floor.

The lounge is bright and spacious front-facing, featuring a large bay window which allows an abundance of natural light into the room. Finished with carpeted flooring and neutral décor, the room offers ample space for a range of lounge furnishings. Access is provided to the useful understair storage cupboard housing the electrical consumer unit.



Located to the rear of the property, is the well proportioned dining room. This is finished with matching carpeted flooring and neutral décor. Patio doors provide direct access to the rear patio and garden, while an open access leads through to the kitchen.

The fitted kitchen is positioned to the rear and comprises a range of light wood-effect wall and base units complemented by grey tiled splashbacks. Integrated appliances include a four-ring gas hob with electric oven below and a stainless steel sink with drainer positioned beneath a rear-facing window. There is ample space for a range of freestanding appliances. The room is finished with vinyl flooring and neutral décor.

The carpeted upper landing provides access to all three bedrooms, family bathroom, two storage cupboards and the loft hatch.



Bedroom one is a generous front-facing double bedroom featuring a built-in mirrored sliding-door wardrobe. Finished with carpeted flooring and neutral décor.

Bedroom two is a well-proportioned rear-facing double bedroom with built-in mirrored sliding-door wardrobe. Finished with carpeted flooring and neutral décor.

Bedroom three is a front-facing single bedroom offering flexibility for use as a child's room, home office or study. Finished with carpeted flooring and neutral décor.

The family bathroom comprises a WC and wash hand basin housed within a vanity unit, bath with shower overhead, and an obscured glazed rear-facing window. The bath area is fully tiled, with matching tiled splashback to the wash hand basin. Finished with vinyl flooring.

The front garden is predominantly laid to lawn and incorporates a monobloc driveway providing off-street parking and access to the attached single garage. A small shrub bed enhances the front aspect.

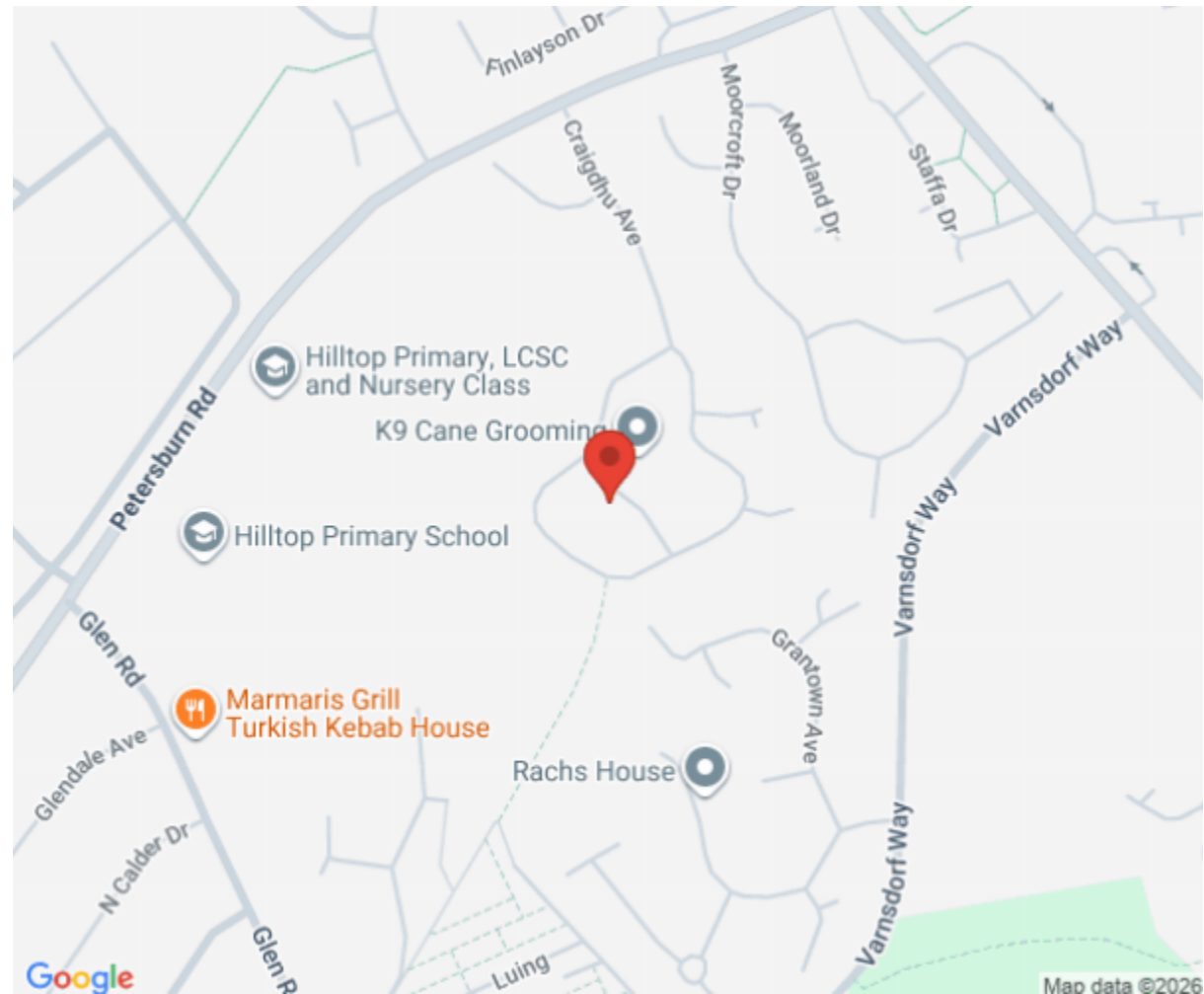


The rear garden offers an excellent outdoor space comprising a paved patio area, paved pathways, lawn and a variety of mature shrubs and established Leylandii trees providing privacy and screening.

The attached single garage benefits from vehicular access via an up-and-over door to the front together with a pedestrian access door from the rear garden.

Dimensions (Measurements taken at longest and widest points)

- Lounge: 4.46m x 3.52m
- Dining Room: 3.19 x 2.38m
- Kitchen: 3.19m x 2.06m
- Bedroom One: 3.67m x 2.55m
- Bedroom Two: 3.13m x 2.55m



 **Morison & Smith**
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SOLICITORS - NOTARIES - ESTATE AGENTS

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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.