

FREEHOLD



House - Detached (EPC Rating:)

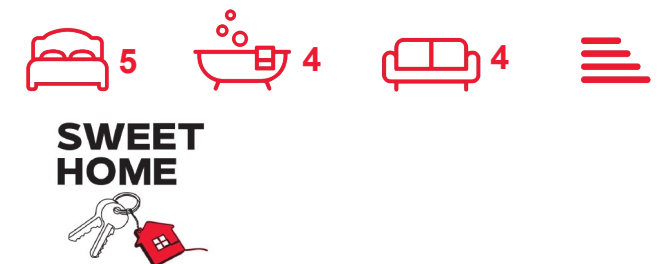
VIEWBANK ARRAN DRIVE, AIRDRIE, ML6 6NJ

Offers over

£679,995

FEATURES

- 5 bedrooms with extensive en-suite provision
- 4 elegant reception areas
- Original period features & fireplaces
- Striking cupola-style skylight
- Extensive gardens with children's play area
- Expansive driveway entrance
- Bespoke bar & entertaining space
- Outbuilding & garage with previous planning permission



5 Bedroom House - Detached located in Airdrie

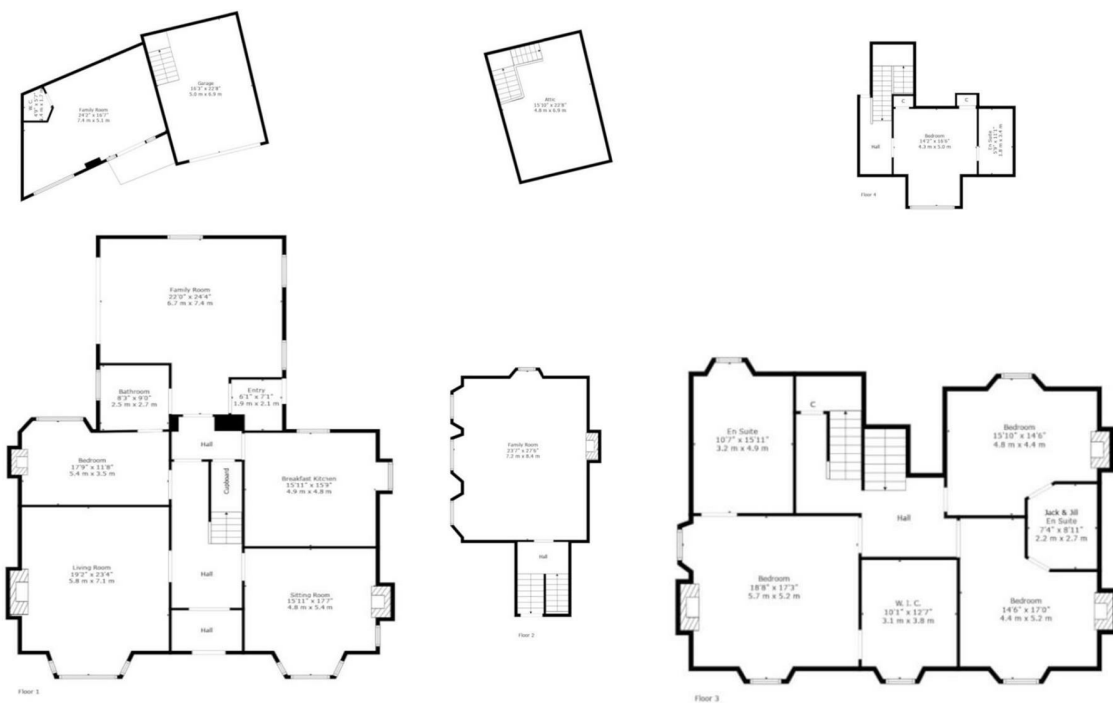
Caroline Morrison of Sweet Home Scotland is delighted to introduce Viewbank, an impressive detached villa set within substantial private grounds on Arran Drive, Airdrie.

Approached via an expansive private driveway, the property immediately makes an impression, with established gardens and generous lawns creating a wonderful sense of privacy.

Internally, Viewbank is rich in original character, featuring ornate corning, feature fireplaces and beautiful traditional detailing, complemented by spacious accommodation arranged over four levels. A particularly striking feature is the cupola-style skylight, creating a stunning focal point and allowing natural light to flow into the upper levels.

The accommodation provides five bedrooms and five bathrooms, with en-suite provision throughout. The principal bedroom offers a luxurious retreat with its own en-suite and walk-in wardrobe, while two further bedrooms benefit from a Jack and Jill en-suite. The remaining bedrooms each enjoy their own private en-suite facilities.

Four reception areas provide superb flexibility, including a vast elegant drawing room extending to 56 square metres, featuring a marble fireplace and exquisite corning. There is also a spacious



TOTAL: 4661 sq. ft, 432 m2
FLOOR 1: 2340 sq. ft, 217 m2, FLOOR 2: 670 sq. ft, 62 m2, FLOOR 3: 1260 sq. ft, 117 m2, FLOOR 4: 391 sq. ft, 36 m2
EXCLUDED AREAS: GARAGE: 348 sq. ft, 32 m2, " ": 176 sq. ft, 17 m2, BAY WINDOW: 8 sq. ft, 1 m2,
FIREPLACE: 40 sq. ft, 5 m2, ATTIC: 246 sq. ft, 23 m2
WALLS: 411 sq. ft, 38 m2

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Council Tax Band
H

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

