



RESIDENCE

2 Imperial Drive, Cairnhill, ML6 9EL

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## 3 Bedrooms | 1 Public Rooms | 2 Bathrooms

This beautifully presented, modernised and successfully extended semi-detached villa offers generous, well-proportioned accommodation with three bedrooms and private enclosed gardens, making it an ideal family home.

From a modest appearance, the property opens to reveal a stylish and contemporary living space, finished in neutral tones throughout. A combination of quality carpeting, engineered wood flooring and tasteful tiling enhances the modern feel of the home.

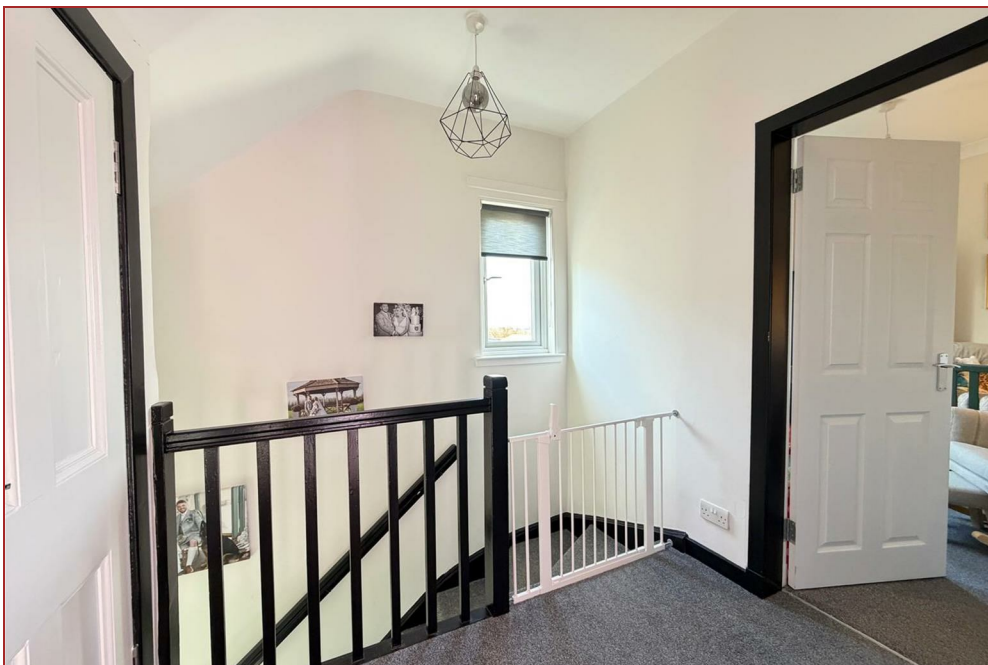
The lounge is a particularly inviting space, centred around a recently installed log-burning stove, creating a warm and welcoming focal point. The impressive dining kitchen is both functional and elegant, incorporating a range of integrated appliances and providing an excellent space for everyday family living and entertaining alike. A separate utility room adds valuable practicality. There are three generously sized bedrooms, including a principal bedroom with a modern en-suite shower room. The family bathroom is finished with contemporary white sanitary ware and luxury tiling, reflecting the high standard carried throughout the home.

Further features include gas central heating, double glazing, excellent storage provisions and access to substantial attic space.

The accommodation comprises: reception hall, lounge, modern dining kitchen, utility room, three bedrooms, principal en-suite and family bathroom.

Externally, the front garden is laid to lawn with mature shrubbery, while a driveway to the side provides off-street parking for up to three vehicles. The fully enclosed rear garden is laid to lawn, offering a safe and private outdoor space ideal for families and outdoor entertaining.

Airdrie offers a wide range of local amenities including supermarkets, independent shops, cafés, restaurants and leisure facilities. The town provides excellent schooling at both primary and secondary levels and benefits from strong transport links, including Airdrie Train Station with direct services to Glasgow.

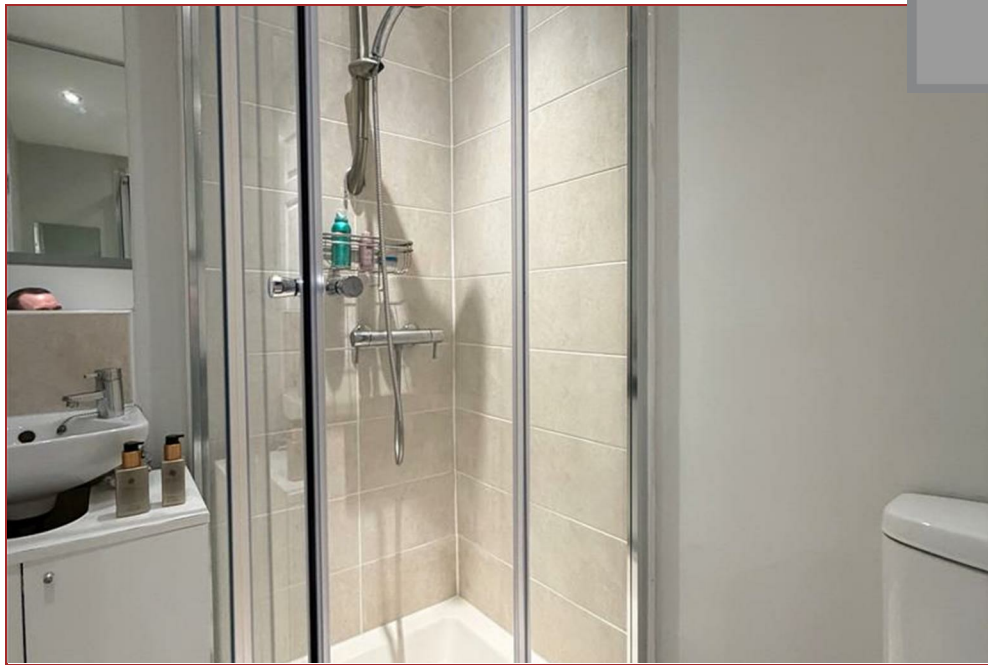


990.28 sq ft | EER = D





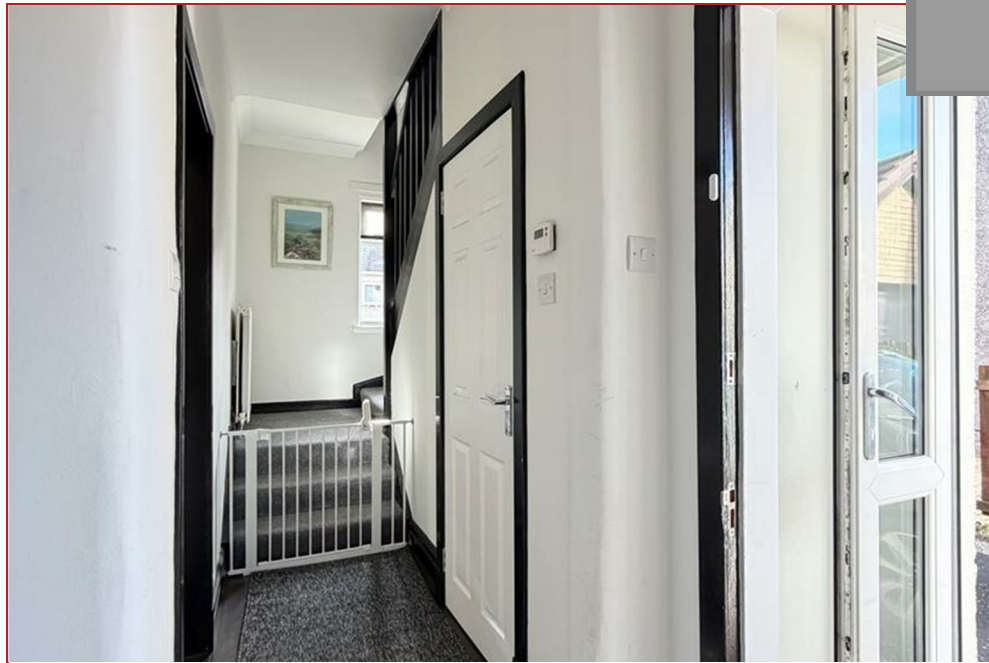
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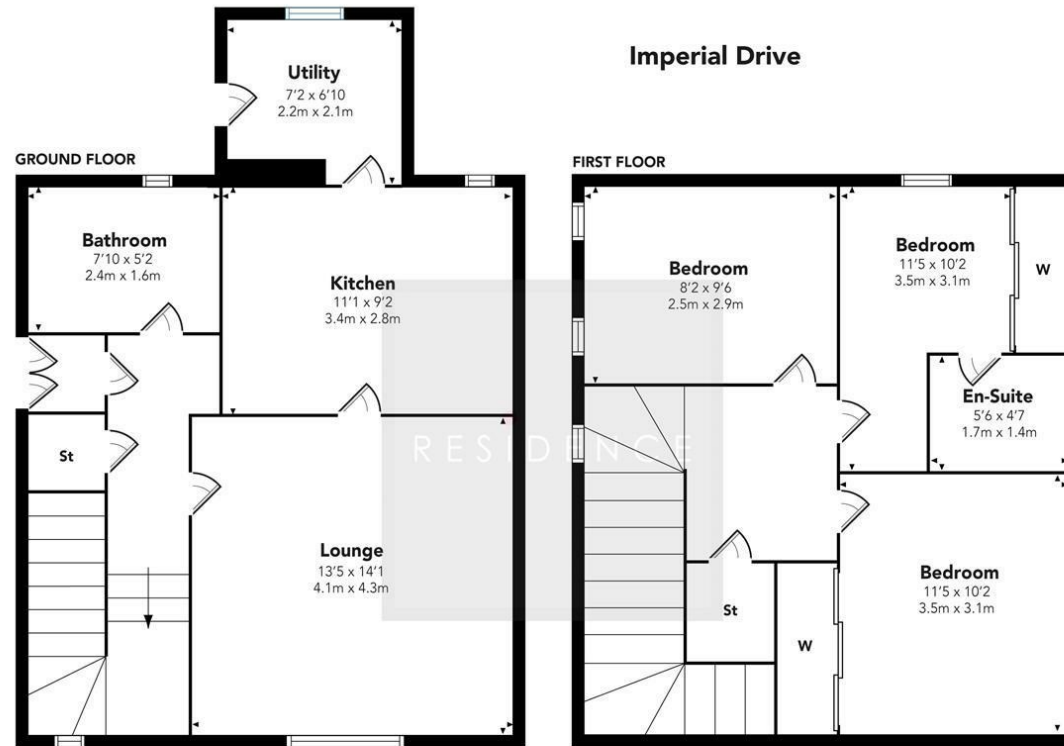






Viewing by appointment with Residence Uddingston

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Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements.

Produced by Plush Plans Ltd

We believe these details to be accurate; however, they do not form any part of a contract. Fixtures and fittings are not included unless specified in the enclosed. Photographs are for general information and it must not be inferred that any item is included for sale with the property. All distances and measurements are approximate. Floorplans may not be to scale and are for illustration purposes only.