



  
**McEwan Fraser Legal**  
Solicitors & Estate Agents  
01698 537 177

**25D North Bridge Street**

AIRDRIE, NORTH LANARKSHIRE, ML6 6NL

# 25D North Bridge Street Airdrie

Airdrie has a good selection of shops and schools and the town offers quick and easy access to all the major road motorway networks for commuting throughout the central belt. The property is located approximately half a mile from the Airdrie train station, which will provide direct train access between Glasgow and Edinburgh.

We are delighted to offer for sale this two bedroom flat presented to the market in walk in condition. Great emphasis has been placed on the creation of easily managed and free flowing space on a bright and fresh layout. On entering the home through the entrance hallway, it is immediately apparent that the current owners have looked after this family home, which is fit for today's modern living. Room usage throughout can be adapted to meet individual purchasers needs and will comfortably provide for a larger family. The property is finished to a fantastic standard throughout and, although of modern design, this substantial home offers

spacious apartments similar to those found in traditional builds.

The property is entered through a large hallway, which provides access to all other rooms, which includes a large lounge with feature window, which flood the room with natural light. The kitchen is well finished and shaped to provide a flexible working space, there is an integrated oven, hob and hood, making this the ideal kitchen for aspiring chefs. The large master bedroom faces the rear of the building with large built in wardrobe, there is ample space for a large bed and a flexible furniture arrangement, and there is also a large en-suite with a shower cubicle, toilet and basin. There is a further light and airy double bedroom and a generous bathroom, which completes the accommodation internally.

The flat includes, private parking, secure entry, double glazed through-out and gas central heating to radiators.

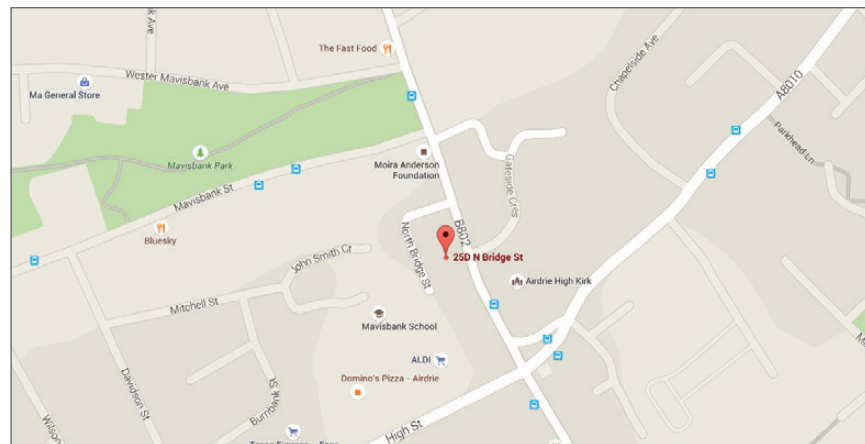
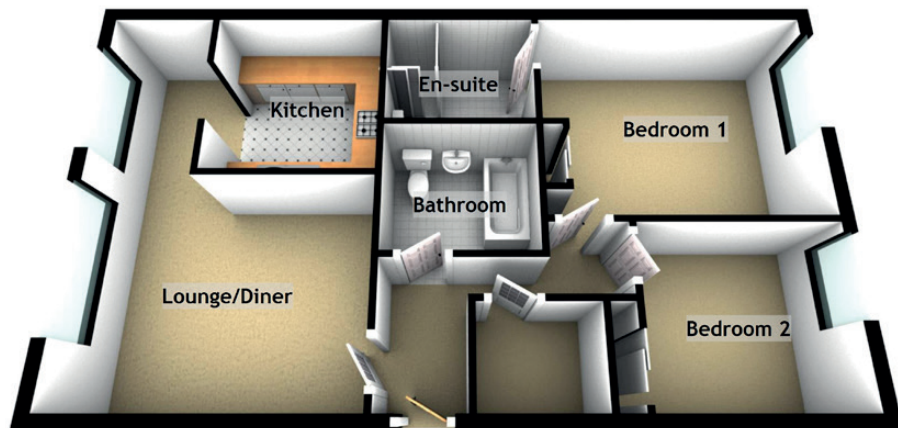


Approximate Dimensions  
(Taken from the widest point)

|              |                               |                                             |
|--------------|-------------------------------|---------------------------------------------|
| Lounge/Diner | 4.10m (13'5") x 2.00m (6'7")  | Gross internal floor area (m <sup>2</sup> ) |
| Kitchen      | 2.50m (8'2") x 2.50m (8'2")   |                                             |
| Bedroom 1    | 4.00m (13'1") x 3.20m (10'6") | 64m <sup>2</sup>                            |
| En-suite     | 2.20m (7'3") x 1.70m (5'7")   |                                             |
| Bedroom 2    | 2.80m (9'2") x 2.50m (8'2")   | EPC Rating                                  |
| Bathroom     | 2.20m (7'3") x 1.90m (6'3")   | B                                           |

Extras  
(Included in the sale)

All fitted carpets, floor coverings and integrated appliances.



  
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Part  
Exchange  
Available



Text and description  
**SCOTT YULE**  
Surveyor



Professional photography  
**CRAIG DEMPSTER**  
Photographer



Layout graphics and design  
**ALAN SUTHERLAND**  
Designer

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