




McEwan Fraser Legal
Solicitors & Estate Agents
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PLAINS, AIRDRIE, NORTH LANARKSHIRE, ML6 7JH



ST. MARGARET'S CHURCH | CENTRAL PARK | AIRDRIE GOLF COURSE | PARK & WOODLANDS

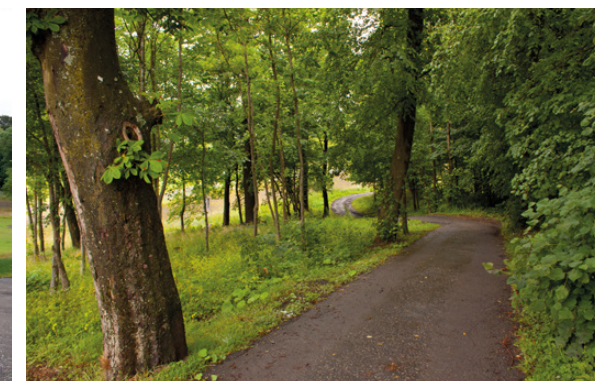
The village of Plains is located approximately two miles from Airdrie town centre with good rail link to both Glasgow and Edinburgh.

The village has two primary schools with a selection of secondary schooling in nearby Airdrie. Plains has grown progressively over the past few years with a number of new homes and further housing developments in the pipeline. Recreational facilities include the excellent Easter Moffat golf course and there is a national long distance cycle route nearby.



The Location

“... Truly stunning three bed detached bungalow in tranquil setting ...”





*M*cEwan Fraser Legal are delighted to present to the market in show house condition this stunning detached bungalow formed over two levels, occupying a large garden plot and located in the quiet residential village of Plains which is situated on the periphery of Airdrie. The village itself has local shops and a primary school, with main amenities available in the nearby Airdrie, approximately two miles distant by road. The property is located a short distance from the new Drumgelloch train station which provides direct train access between Glasgow and Edinburgh city centres. All motorway networks are easily accessible for commuting throughout the central belt.

This property itself has a lot to offer by way of accommodation and is formed over two levels. Entry is gained via double hand-crafted storm doors where you will be greeted by a bright well-proportioned entrance vestibule with real wood flooring which features throughout but not exclusively.

The lounge has many significant features but attention must be paid to the standard of finish while being sympathetic to the traditional features with fantastic bay window and feature fireplace which really grab your attention with the neutral light coloured carpet which makes this room warm and inviting.

Lounge





Kitchen | Dining | Reception

At the heart of this family home is the real versatility of space provided by way of both kitchen/dining for casual eating/breakfasting or for special occasions the separate dining room offers a more formal option. The kitchen itself boasts an array of stylish modern floor and wall units with contrasting granite worktops and tiling and five burner gas hob. The double glazed window and back door to rear ensures ample light in this well-proportioned room. This area further benefits from a separate utility room.

The lower level further benefits from a beautiful bay windowed master bedroom with en-suite shower room and additional sitting room with French doors leading to a spacious conservatory.

The property features gas central heating, double glazed windows and is protected by a security system including alarm, CCTV and electric gates.

The property has a feature mono-block driveway leading to a two-storey detached outbuilding. The property is set amidst large level garden plot comprising lawn areas, patio, pond and double glazed greenhouse.





Bedrooms, En-Suite & Hallway

The upper level is accessed by the striking spiral staircase and comprises two further double bedrooms each with Velux double glazed window, ample storage and main family bathroom is tiled from floor to ceiling and equipped with a beautiful traditional roll top bath, WC and two wash hand basins.

“... The upper level is accessed
by the striking spiral staircase ...”

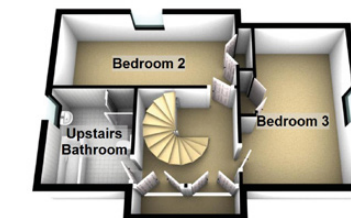




Bathrooms



Floor Plan, Dimensions & Map

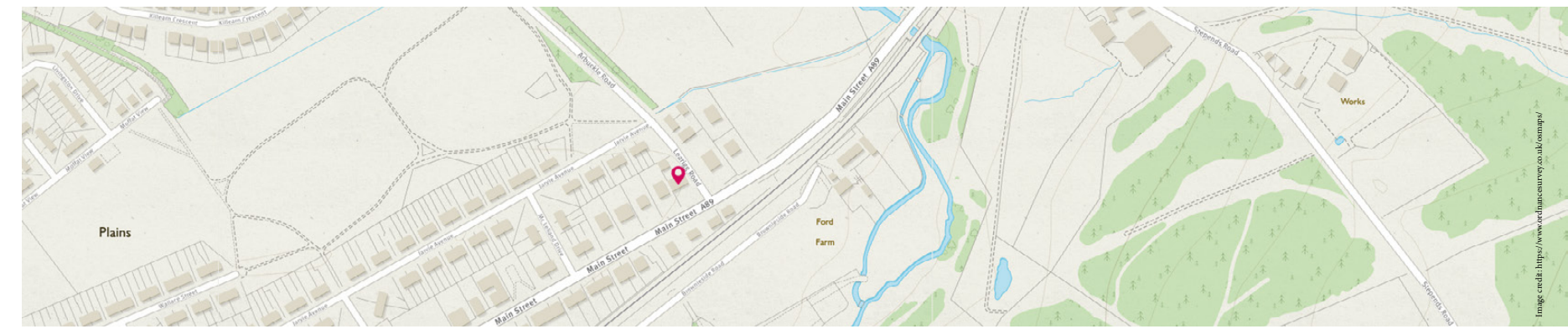


Approximate Dimensions
(Taken from the widest point)

Lounge	5.00m (16'5") x 4.60m (15'1")
Kitchen	3.92m (12'10") x 1.20m (3'11")
Family Room	3.70m (12'2") x 3.20m (10'6")
Dining Room	3.30m (10'10") x 3.00m (9'10")
Bedroom 1	4.50m (14'9") x 3.30m (10'10")
En-suite	2.70m (8'10") x 2.60m (8'6")
Bedroom 2	4.80m (15'9") x 2.40m (7'10")
Bedroom 3	4.80m (15'9") x 3.30m (10'10")
Upstairs Bathroom	2.80m (9'2") x 2.40m (7'10")
Downstairs Bathroom	3.40m (11'2") x 1.80m (5'11")
Conservatory	3.70m (12'2") x 3.70m (12'2")
Utility	1.70m (5'7") x 1.70m (5'7")

Gross internal floor area (m²) - TBCm²

EPC Rating - TBC



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Part
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Text and description
ALAN DONALDSON
Strategic New Business Manager



Professional photography
CRAIG DEMPSTER
Photographer



Layout graphics and design
ALLY CLARK
Designer