





McEwan Fraser Legal

Solicitors & Estate Agents

01698 537 177

5 Drumbowie Crescent

SALSBURGH, NORTH LANARKSHIRE, ML7 4NP

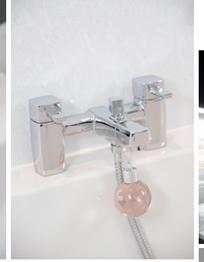
5 DRUMBOWIE CRESCENT

Salsburgh has local shops, a primary school and the village is conveniently situated giving quick and easy access to the M8 motorway for commuting to either Glasgow or Edinburgh. Additional shopping is available in Shotts, Harthill and the neighbouring towns of Airdrie, Bathgate and Motherwell provide a selection of local shops, restaurants, regular bus and rail services, banks, library and health care facilities. The local area offers a wealth of amenities and leisure activities with a number of golf courses in the close proximity and a wide range of country parks. This includes Polkemmet Country Park where there is a golf course and driving range, walking trails, bowling green and a restaurant.

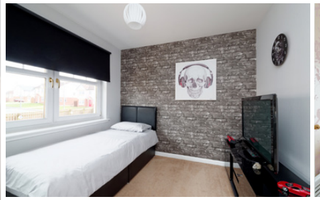
We are delighted to offer for sale this beautiful semi-detached home, set in a central position within this popular, desirable development. The property's position makes it ideal for the young family. The property has been completely refurbished to an exacting standard offering modern, comfortable and stylish living that can only be fully appreciated on viewing.

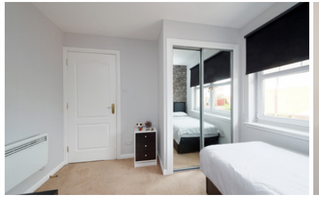
Accommodation consists of an entrance hallway, a spacious and carpeted lounge which is decorated with designer wall coverings. This room leads through to the stylish, fitted dining kitchen which has a good range of floor and wall mounted units, integrated fridge, freezer, microwave oven, dishwasher, washing machine, oven, hob and hood. Patio doors from the dining area lead out to an enclosed and easy to maintain rear garden. Upstairs has two good sized double bedrooms with fitted wardrobes. The master also benefits from a stunning en-suite. There is a further third bedroom, which is currently being used as a home study. The attractive modern family bathroom has a three-piece white suite with shower over bath. The property is further enhanced by electric heating which is through individually operated electric radiators/heater, double glazing and driveway with space for three cars. This is an outstanding opportunity to purchase a family home presented in truly walk-in condition. Viewing strongly advised.








"...BEAUTIFUL SEMI-DETACHED HOME, SET IN A CENTRAL POSITION WITHIN THIS POPULAR, DESIRABLE DEVELOPMENT..."



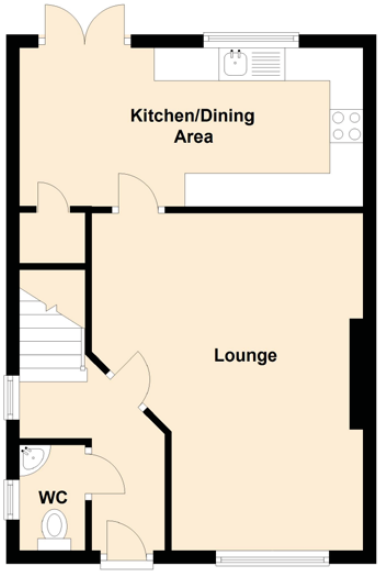




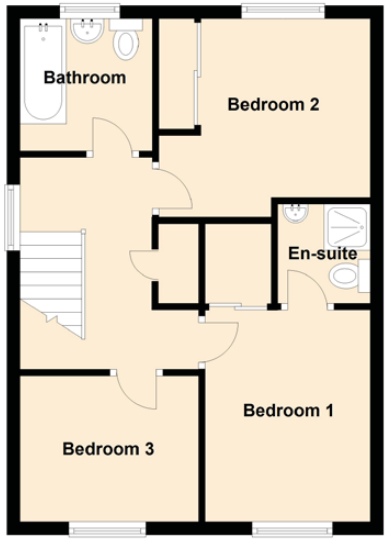


THE FLOOR PLAN & DIMENSIONS

Ground Floor



First Floor



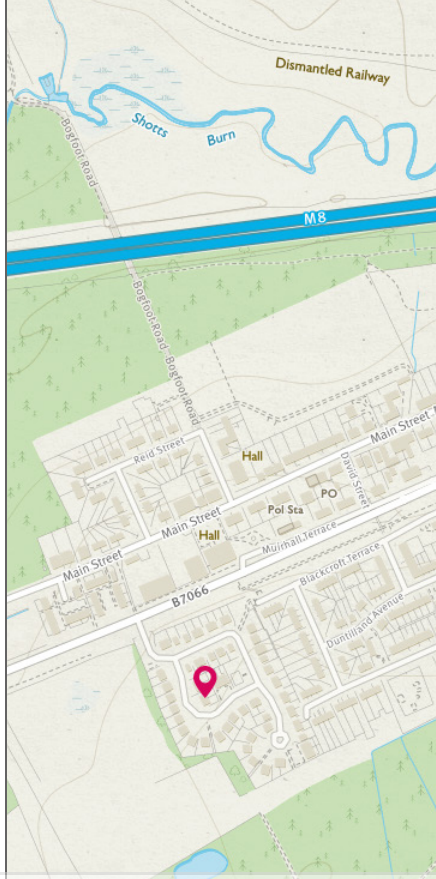
Approximate Dimensions
(Taken from the widest point)

Lounge	5.10m (16'9") x 4.20m (13'9")
Kitchen/Dining Area	5.20m (17'1") x 2.40m (7'10")
Bedroom 1	3.20m (10'6") x 2.70m (8'10")
En-suite	1.50m (4'11") x 1.40m (4'7")
Bedroom 2	3.20m (10'6") x 3.00m (9'10")
Bedroom 3	2.50m (8'3") x 2.20m (7'3")
Bathroom	2.00m (6'7") x 2.00m (6'7")
WC	1.60m (5'3") x 1.00m (3'3")

Gross internal floor area (m^2) - $79m^2$
EPC Rating - D

Extras (Included in the sale)

All blinds, floor coverings and integrated appliances.



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Part Exchange Available

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