



## DALZIEL PLACE, AIRDRIE OFFERS OVER £210,000

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This impressive family home is furnished to the highest of standards and presented in show home condition throughout. Featuring a range of extras and upgrades from the original builder's specification.

The accommodation in brief extends to entrance hallway, snug area, separate utility room & WC all found on ground floor. The first floor consists of larger lounge and spacious modern kitchen/diner. Top floor has three bedrooms with master bedroom benefitting from ensuite, the family bathroom can also be found on the 2nd floor.

The rear gardens are particularly private and fully enclosed by timber fencing and offers lawn and patio area ideal for families or entertaining in the summer months.

Externally to the front offers large driveway for ample parking leading to the integrated garage.

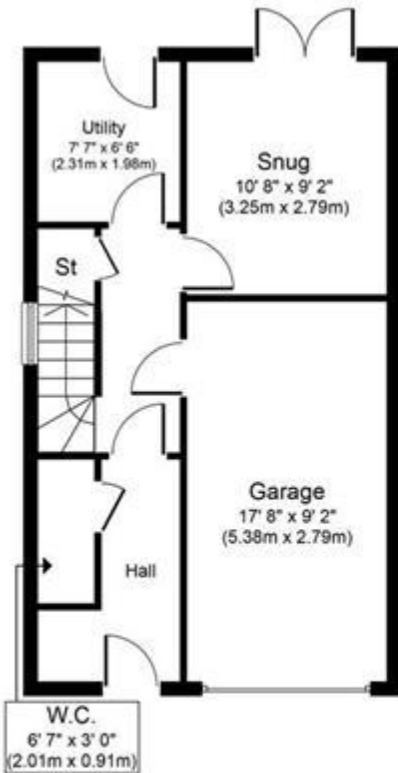
The floor plan shall provide you with a detailed layout of this well laid out home, however we recommend viewing to appreciate the space, versatility and convenient setting that's on offer.

Dalziel Place is located in the residential area of Cairnhill made up of similar house styles. It is close to local primary schools, shops, retail outlet, leisure centre, and swimming pool which is a short walk away in Airdrie Town Centre. Also within the town centre you will also find a great selection of bars, restaurants and the main Airdrie train station allowing great commuter access to Glasgow or Edinburgh.





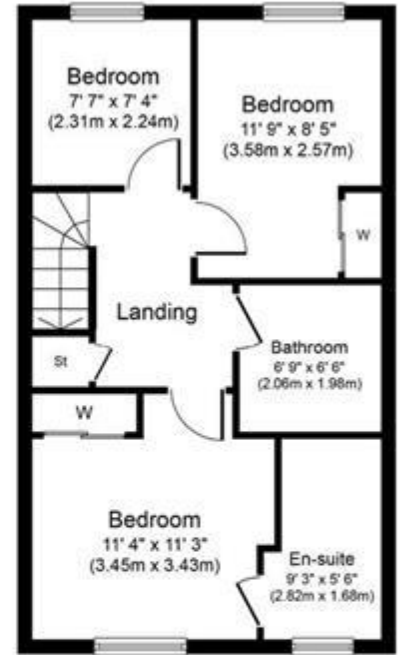
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**Ground Floor**  
**Approximate Floor Area**  
 455 sq. ft.  
 (42.3 sq. m.)

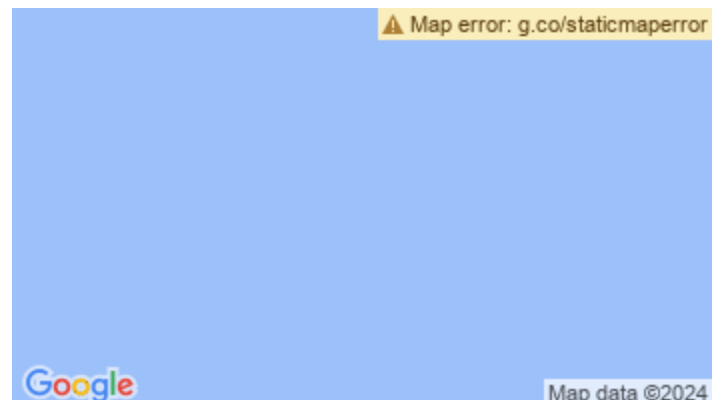


**First Floor**  
**Approximate Floor Area**  
 455 sq. ft.  
 (42.3 sq. m.)



**Garage**  
**Approximate Floor Area**  
 455 sq. ft.  
 (42.3 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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