



## CRAIGVALE CRESCENT, AIRDRIE OFFERS OVER £180,000 Freehold

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Occupying a great position within a fantastic plot, this home offers versatile living over two levels and is well presented throughout.

Features include new flooring throughout, gas central heating and double glazing and ample storage. Positioned to the front is a large monoblock double driveway. The beautiful rear garden is fully enclosed and offers a lovely private setting with patio space and lawn.

The ground floor comprises; entrance hallway, spacious, bright lounge, fully fitted stylish kitchen with new oven and hob and further benefits with a range of base and wall mounted units. Dining room with French doors leading to rear garden. The upper floor comprises three bedrooms and a three piece family bathroom, which a newly fitted shower.

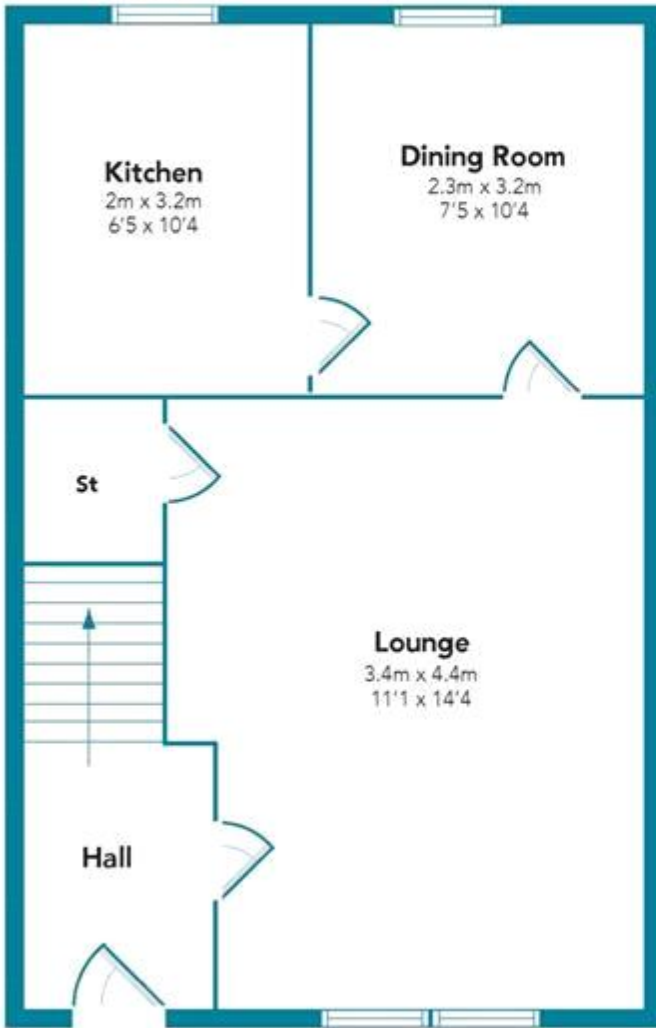
Craigvale Crescent is conveniently located within the town for schooling, shopping and only a short distance from train stations and bus routes. Within the immediate area and the town of Airdrie is a great choice of restaurants, bistros and pubs. The M74 and M8 motorways provide excellent access to the central belt linking the surrounding towns and cities. Sports facilities are in abundance and include golf courses, swimming pools, gyms and country parks with picturesque walks.

Tenure: Freehold

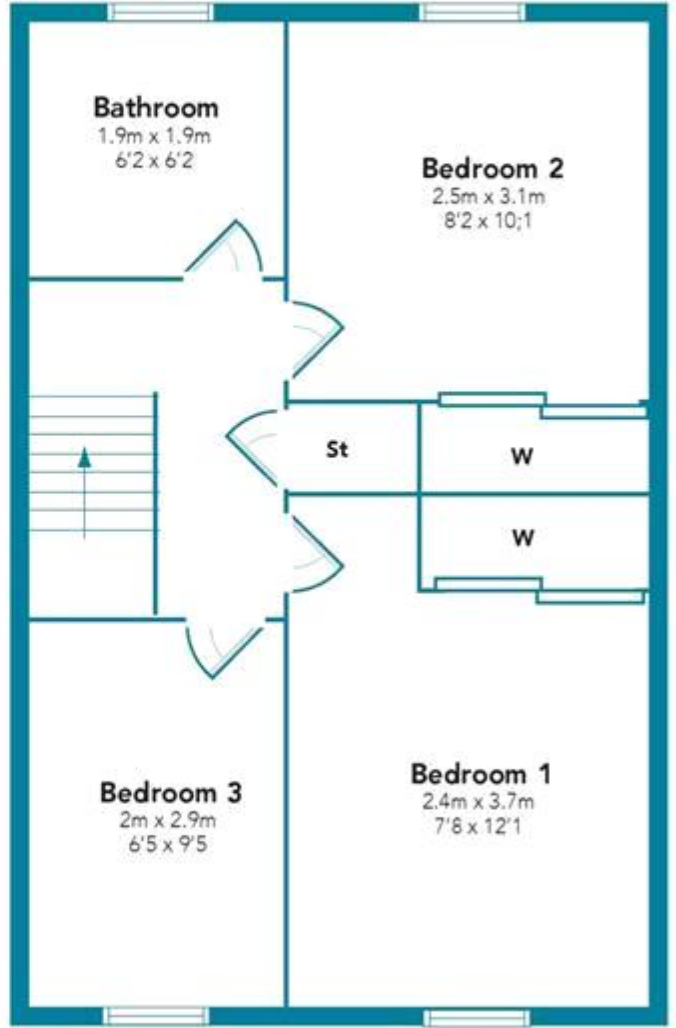


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**GROUND FLOOR**



**FIRST FLOOR**



Floorplans are indicative only - not to scale  
Produced by Plush Plans Ltd

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>Scotland</b>			

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

EU Directive 2002/91/EC



Map error: g.co/staticmaperror



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charges are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.