



GREENFIELD, GLENMAVIS, AIRDRIE OFFERS OVER £420,000 Freehold

Kirkland Estate Agents are proud to present to the market this unique detached family home. Situated within the outskirts of Glenmavis and sitting in 3.5 acres or thereby. This property offers traditional living throughout, with a fantastic opportunity to live and possibly use land for commercial.

- Traditional Detached Villa
- Rural Location
- Potential to run Commercial Business
- Large Plot (3.5 acres) or thereby

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The property offers fantastic living space throughout, with the full property boasting - welcome reception hallway, front facing lounge, front facing dining room, further lounge to the rear which can be used as a bedroom. Fully fitted kitchen, conservatory & utility space. The upstairs on the property has three well sized bedrooms with the master having its own family room. Further more there is another bedroom which is being used as a dressing room & a family bathroom.

The outside of the property has large yard space which was previously used for haulage business , so ideal if looking for commercial space and boasts private parking, private patio area and plenty of garden space, excluding cottage area.

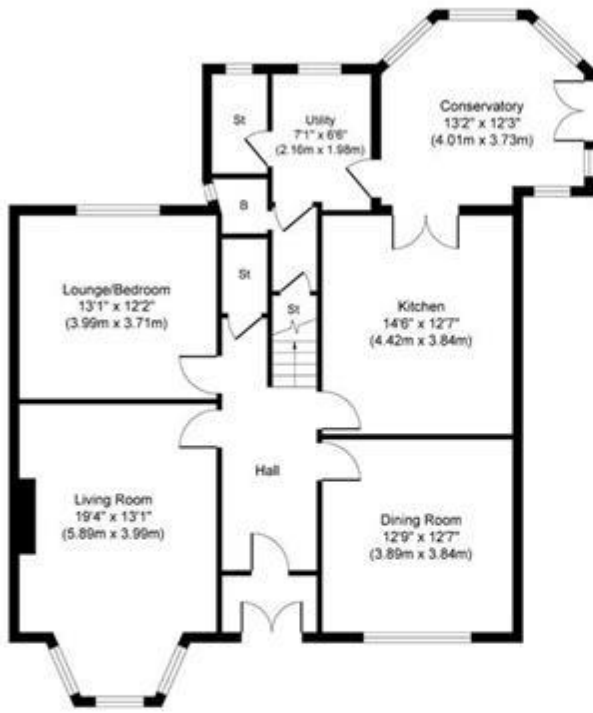
Located on the outskirts of the small village of Glenmavis in North Lanarkshire, within a five minute drive to Airdrie town centre or 10 minute drive to Cumbernauld Town Centre, rarely does a property such as this become available

With easy access to public transport and fantastic links to the M80 & M9 Motorway this offers easy commuting within the central belt.

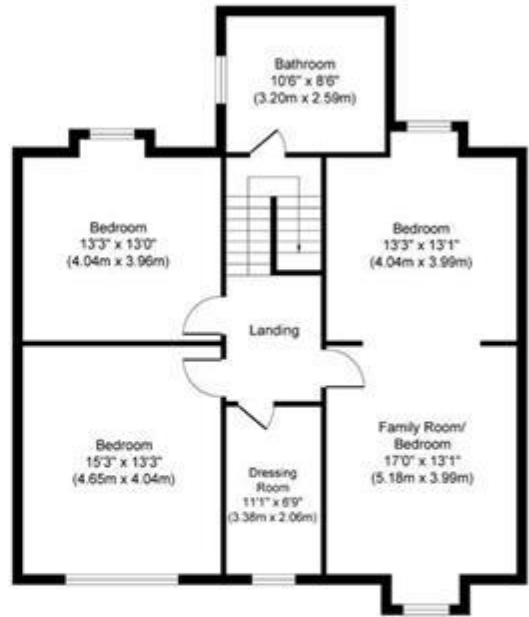
Tenure: Freehold



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Ground Floor
Approximate Floor Area
1,182 sq. ft
(109.81 sq. m)



First Floor
Approximate Floor Area
1,015 sq. ft
(94.29 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			92
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		39	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland	EU Directive 2002/91/EC		

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.



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