

**Broompark Crescent, Airdrie**  
112 Broompark Crescent, Airdrie, ML6 6GA



**Offers Over £269,999**

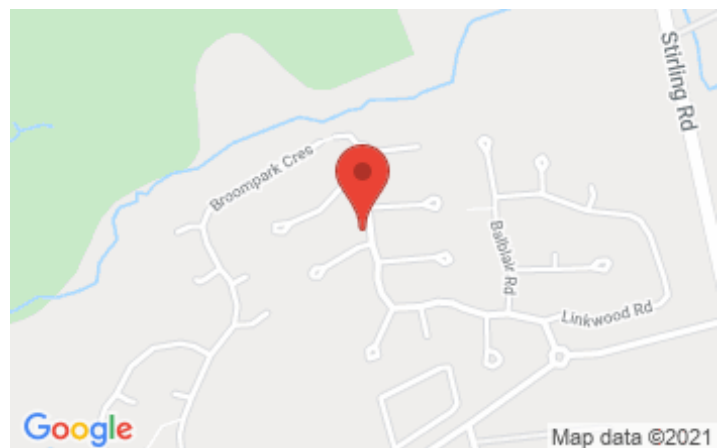
- Desirable Location
- Lounge
- Dining Room
- Utility Room
- WC Cloaks
- Family Bathroom
- Four Double Bedrooms
- En Suite
- Integral Garage/Driveway

Property Reference: 517



## About The Property

Abode Estate Agency present this 'Immaculate' 4 bedroom, detached villa, within popular 'The Rushes', Airdrie. Lounge, dining room, dining kitchen, utility, WC, bathroom, ensuite, stunning gardens. Viewing highly recommended. Viewing highly recommended.





## Full Description

Abode Estate Agency present this 'Immaculate' 4 bedroom, detached villa, within popular 'The Rushes', Airdrie. Lounge, dining room, dining kitchen, utility, WC, bathroom, ensuite, stunning gardens. Viewing highly recommended. Viewing highly recommended.

Property is finished in an attractive mix of modern / chic interior and is decorated in neutral tones throughout with superior flooring and carpeting. There is energy efficient double glazing enhanced by a system of gas fired central heating.

The accommodation on the ground floor comprises of; Hall, lounge, dining kitchen, utility, dining room and WC cloaks. Door accessing integral garage.

The upper floor offers four well proportioned double bedrooms with the master suite having the benefit of a en-suite. The remaining rooms are serviced by an attractive spacious family bathroom.

The home sits amidst a substantial fully enclosed South facing, rear garden with patio / terrace, perfect for outdoor dining and entertaining.

Only on inspection will this substantial family home be truly appreciated.

Home Report Attached.

## Inner Hallway

Window to front, laminate flooring, spot lighting, two storage cupboards and door accessing integral garage.

## Lounge (5.7m x 4.8m)

A substantial lounge with window formation to the front of the property flooding this room with natural light, there's additional feature round window to the side, carpeted flooring and feature lighting.

## Dining Room (3.1m x 3.1m)

Carpeted flooring, patio doors accessing rear garden and feature lighting. Ample space for dining table and chairs. Access to lounge.

## Dining Kitchen (4.1m x 3.1m)

Modern fitted kitchen with ample floor / wall units, contrasting worktops containing sink with mixer tap. Gas hob with electric oven and extractor fan, spot lighting, vinyl flooring and window to rear. Dining area and access to utility.

## Utility (3.2m x 2.1)

Vinyl flooring, feature lighting, sink with mixer tap and back door accessing garden. Storage cabinets in keeping with the main kitchen.

## WC Cloaks

Vinyl flooring and spot lighting.

## Upper Hallway

Spacious open gallery hallway gives access to bedrooms and family bathroom. Feature lighting, loft access, storage cupboard and carpeted flooring.

## Master Bedroom (3.7m x 3.5m)

Bedroom suite has window to front, carpeted flooring, double fitted wardrobes and feature lighting. Access to en-suite.

## Ensuite

Shower cubicle with power shower, vanity storage, vinyl flooring, storage cupboard, feature lighting and window to side.

## Bedroom Two (3.8m x 3.2m)

Window to rear, carpeted flooring, triple mirrored wardrobes and featured lighting.

## Bedroom Three (4.7m x 3m)

Window to front, carpeted flooring, triple mirrored wardrobes and featured lighting.

## Bedroom Four ((3.3m x 3.1m))



Window to rear, carpeted flooring and feature lighting.

### **Family Bathroom**

Three piece bathroom suite with power shower over bath, feature lighting, vanity storage, vinyl flooring and window to front.

### **Gardens**

Stunning South facing enclosed rear garden mainly laid to lawn and patio area ideal for outdoor entertaining, summerhouse play area for children. Front garden is mainly laid to lawn with shrubs and trees. Multi car mono blocked driveway to front.

Extra's in the sale include all flooring, blinds, curtain poles, light fittings, washing. machine, dishwasher, summerhouse and shed.

The Rushes in Airdrie has the majority of every day shopping needs. There is a choice of restaurants, bistros, pubs. The property is located within popular school catchments and also within close proximity to major towns in the area. For those commuting by public transport there are regular bus and train services to the surrounding towns and cities including Glasgow and Edinburgh. The M74 and M8 motorways provides excellent access to the central belt linking the surrounding towns and cities

