



Offers Over £515,000

Blonde sandstone detached house in the highly desirable Conservation area of Cairnhill, has three public room and four bedrooms, extensive gardens, single garage, and a multi-car driveway. Many of the period features including fireplaces and cornicing have been retained.



The accommodation comprises reception hall, lounge, exercise room/dining room, sitting room, dining kitchen, four bedrooms, family bathroom, dressing room and shower room. The property is heated by a gas central heating system and is double glazed.

The property has undergone a significant programme of improvements over recent years including replacement of kitchen, bathrooms and double-glazed windows with the front of a traditional sash and case design. The property was re-roofed in 2015.

Front garden with lawn. Rear garden with paved patio, decking, gazebo and lawn.

Included in the price are all floor coverings, blinds and carpets.



## Accommodation

### RECEPTION HALL:

Reception hall. Storage cupboards. Hardwood flooring.

### LOUNGE: 6.3m x 4.5m

Lounge with bay window (bespoke shutters) to the front. Decorative cornice and ceiling rose. Hardwood flooring.

### SITTING ROOM: 4.5m x 4.5m

Sitting room with window to front (bespoke shutters). Feature fireplace. Decorative cornice and ceiling rose. Carpet.

### EXERCISE ROOM/DINING ROOM: 4.3m x 3.1m

Exercise room with windows to rear. Hardwood flooring.

### KITCHEN: 12'5" x 14'2"

Fully fitted kitchen with a range of wall mounted and floor standing units, quartz worktops and upstands. Gas range with extractor. Feature island with overhang, providing ample tabletop space for dining.

### FAMILY BATHROOM: 4.1m x 1.9m

Part tiled bathroom with three piece white suite. Windows to side.

### HALF LANDING:

Half landing leading to bathroom and dressing room.

### FAMILY BATHROOM: 4.0m x 2.4m

Part tiled bathroom with three piece suite. Walk in shower room. Windows to rear.

### DRESSING ROOM: 3.7m x 1.7m

### UPPER HALLWAY:

Hallway leading to bedrooms. Walk-in storage cupboard. Carpet.

### BEDROOM 1: 4.7m x 4.3m

Double bedroom with window to front. Carpet.

### BEDROOM 2: 4.2m x 3.6m

Double bedroom with bay window to front. Carpet.

### BEDROOM 3: 4.4m x 3.5m

Double bedroom with window to rear. Carpet.

### BEDROOM 4: 4.2m x 3.2m

Double bedroom with window to rear. Carpet.



## OFFERS:

All offers should be submitted to Colin Tomney Estate Agents, 29 Stirling Street, Airdrie ML6 0AH.

While every care has been taken to ensure accuracy during the preparation of these particulars, they are for guidance only, do not form part of any contract or offer and are not guaranteed. All measurements are approximate. Intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of these particulars. Photographs are taken with wide angle lenses. Services, systems and appliances have not been tested



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