



PROPERTY  
BUREAU  
LETTING & ESTATE AGENTS



Forrest Street  
Airdrie  
ML6 7BD

- 3
- 1
- 2

# Offers Over £245,000

Traditional Semi Detached Villa which has been much improved by the present owners and offers excellent family accommodation throughout. The house is in a great setting , close to the town centre, and also benefits from an exceptionally large and well maintained garden to the rear.



The property itself is built with blonde sandstone beneath a pitched, re tiled roof finished with smooth interlocking concrete tiles including two dormers to the front.

The house has an excellent sized garden at the rear which includes plenty parking for several cars. The garden and parking is accessed via communal driveway on the right hand side of the adjoining house and leads to a large hardstanding area. The utility room in the house has a rear door opening to an elevated deck/seating area and then steps lead down to the garden. At the far end is a patio area and also an enclosed lawned area.



Internally the property has ideal family accommodation extending to c. 1300 sq ft which makes this an excellent sized home and includes spacious apartments, lovely traditional features, fresh decoration and a new focal point dining sized kitchen creating a fantastic room with window to the rear.



## Home Report Valuation £250,000

Council Tax Band B

EPC Rating E



The accommodation comprises entrance vestibule, hallway with original cornice and ceiling corbel which are complemented with an original stairs including iron balustrade and wooden banister. Door to useful under stair storage cupboard which also has access to a very large sub floor space.

Main front facing lounge with original cornice and a bay window to the front. Feature fireplace and fresh decoration.



The second public room has been improved by the addition of a new fitted kitchen with a range of quality floor and wall storage units and integrated appliances and a focal point hob within the island unit which provides a nice division into the large dining space. Attractive ceiling lights, new cornice and centre rose and large picture window to the rear.

Adjacent to this room is the rear utility space which has a further range of great storage options and a door leading to the rear decking. Also downstairs is a new shower room with two piece suite comprising shower enclosure and wash hand basin.



The upper level provides access to three large bedrooms with plenty of options for free standing units if required and the main front bedroom having space for a desk or similar and could serve as an office area. On the half landing is a modern bathroom with four piece suite comprising spa bath corner shower enclosure, wash hand basin and a w.c.

The property further benefits from gas central heating and double glazing.

## Vendor Comments

*We have loved living at Forrest street - number 18 has been a fantastic family home, with plenty of space for having friends over, and we have enjoyed sitting out on the deck on sunny summer mornings. The garden is a comfortable size for small ball games while the barbecue gets going, and being enclosed has been ideal for small children and pets. It is easy to get to Edinburgh and Glasgow by train or bus, and we are close to Airdrie and Coatbridge for local activities.*



PROPERTY  
BUREAU  
LETTING & ESTATE AGENTS

**TOTAL: 1373 sq. ft, 128 m<sup>2</sup>**

Ground floor: 764 sq. ft, 71 m<sup>2</sup>, 1st floor: 609 sq. ft, 57 m<sup>2</sup>  
EXCLUDED AREAS: BAY WINDOW: 7 sq. ft, 1 m<sup>2</sup>, LOW CEILING: 34 sq. ft, 2 m<sup>2</sup>,  
WALLS: 105 sq. ft, 11 m<sup>2</sup>

All Measurements Are Calculated By Cubicasa Technology - Deemed Highly Reliable But Not Guaranteed. Visit Our Website - <https://www.flimworx.co.uk>

## Location

Forrest Street is conveniently located within the town for schooling, shopping and only a short distance from Drumgelloch Train Station, taking you to either Glasgow or Edinburgh and also local bus routes. Within the immediate area and the town of Airdrie there is a great choice of restaurants, bistros and pubs. The M74 motorway provides 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.



