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Banff Avenue  
Airdrie  
ML6 9QY

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## Offers Over £150,000

A lovely semi-detached bungalow located in the most sought-after area in Airdrie, set within a peaceful and quiet residential cul-de-sac. This charming home benefits from a large private garden, offering an ideal space for relaxing, entertaining, or family living. A fantastic opportunity to enjoy comfortable living in a highly desirable location.



The house is traditionally constructed with a rendered exterior and facing brick beneath a pitched tiled roof.

To the front of the property is a low-maintenance garden area, while to the side there is a large driveway with space for several cars.



At the rear, the private garden is enclosed by wooden fencing, with a concrete wall to one side. The garden features a pathway and a lawn area. There is also a generously sized garage at the end of the driveway with a facing brick exterior.

Internally, the property is very well presented and in excellent condition throughout, featuring a bright, modern interior and generously sized rooms.



Home Report Valuation  
£155,000

Council Tax Band C

EPC Rating C



The entry is via a side door opening into the main hallway.

The kitchen is well finished with floor and wall-mounted storage units in a light-coloured finish. There is ample worktop space, including an integrated electric four-burner hob and oven, a large modern sink, and freestanding space for a fridge/freezer and washing machine. The wall-mounted boiler is located to the right as you enter the kitchen.



The kitchen leads through to a beautiful lounge area featuring a large picture window that provides an abundance of natural light. The room also benefits from laminate flooring and a glass-panelled door.

There are two bedrooms, the principal bedroom featuring two picture windows, excellent space for wardrobes, and a built-in storage cupboard. The room is decorated in a sky-blue colour scheme. The second bedroom is located to the rear, carpet flooring, and ample storage space.



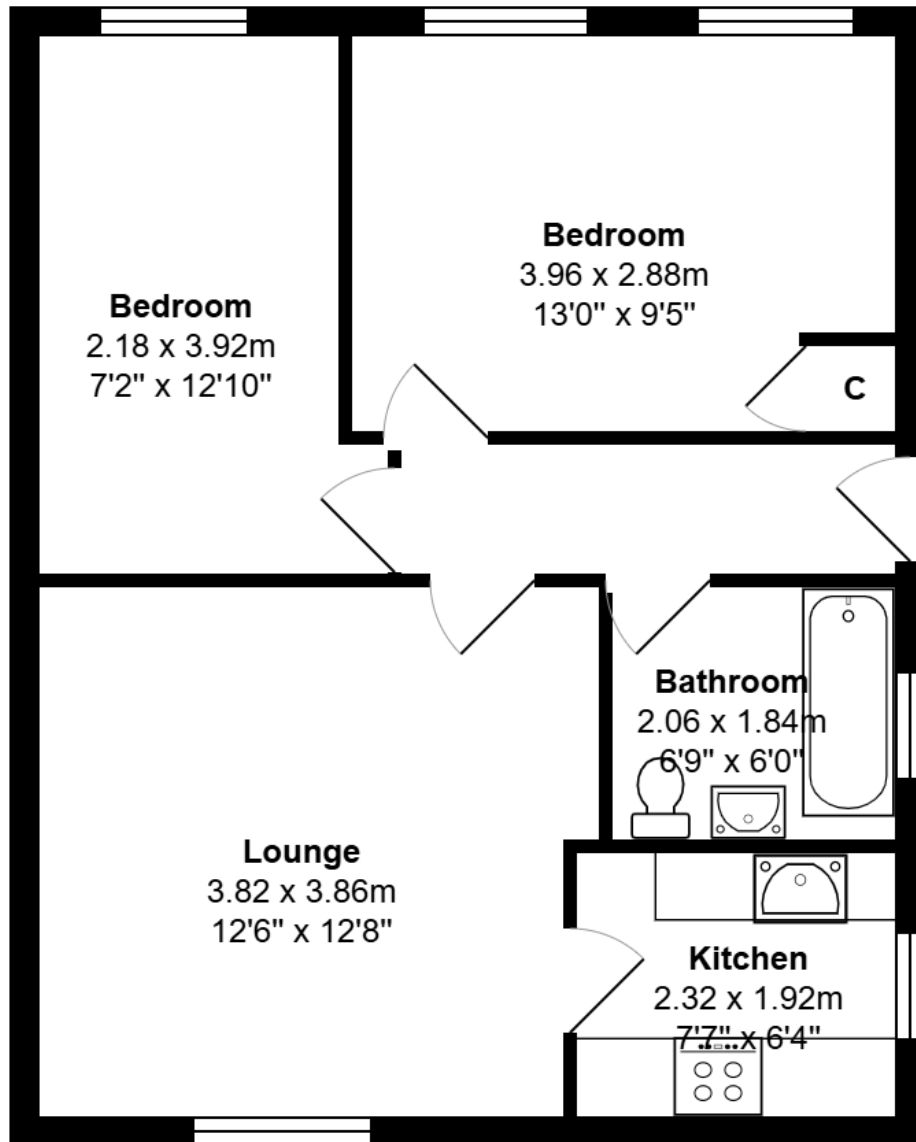
The bathroom is fitted with tiled walls, a large bath, and laminate flooring. Lighting is operated via a pull cord, and there is a side-facing picture window providing natural light.

The property further benefits from gas central heating, double glazing, and a good-sized loft area.

## Vendor Comments

*This home has been an amazing family home in a beautiful, peaceful part of Airdrie, with great access to nearby green spaces. Conveniently located within short walking distance of local shops and the train station, it also offers easy access the motorway network*

6, Banff Avenue, Cairnhill, Airdrie, ML6 9QY



## Location

Airdrie is a well-connected town in North Lanarkshire, ideal for commuters with frequent train services and easy access to the M8 motorway for travel to Glasgow and Edinburgh. The town offers a range of local amenities, including shops, cafes, and supermarkets, along with well-regarded schools, making it perfect for families. For leisure, Airdrie has sports centres and is near green spaces like Strathclyde and Drumpellier Country Parks. Combining convenience with a strong community feel, Airdrie provides a great balance of suburban living and access to nearby cities





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