



PROPERTY
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Gallagher Court
Airdrie
ML6 9GE

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Offers Over £375,000

This stunning Detached Villa has been much improved over the years and is situated in a fantastic position at the head of the cul-de-sac within an established and sought after development.

The property provides excellent family accommodation over 3 levels which extends to just under 2000 sq ft which makes this one of the larger properties in the area and viewing is highly recommended to appreciate the quality of home on offer.

The house is traditionally constructed with a low maintenance render and facing brick exterior beneath a pitched, concrete tiled roof with velux windows.

Internally the house has impressive accommodation straight from the the entrance which features a tiled hallway and staircase with new balustrade.

At the front is a wide resin driveway with inset lighting and pathway to the front door. The impressive rear garden is enclosed by timber fencing and has an abundance of carefully planted shrubs with a well maintained lawn, patio area to the fare side, outside pizza oven and summer house and a further resin patio and pathway accessed from the rear.



Home Report Valuation
£390,000

www.packdetails.com

Council Tax Band G

EPC Rating C



The downstairs toilet area has been extended and cleverly designed to include a large shower enclosure, sink and w.c.

The front lounge/living room has been tastefully decorated to include half height panelling, tiled floor, focal point fireplace and lovely open view from the front window.

At the rear is an open plan sitting room with new kitchen to the far side. The sitting area has a wall mounted tv and wide doors opening directly to the rear patio. New Wren fitted kitchen with quality floor and wall units including built in gas hob, new sliding door oven and an integrated microwave. The other side has ample worktop surface with inset sink and a hot tap.

Adjacent utility room with further units, sink and door to rear garden. At this part of the house a door leads to a good sized downstairs bedroom with feature wall and window to the front.



On the first floor there is access to 4 bedrooms, master with en suite shower room. The main bathroom has a four piece suite comprising panelled bath, shower enclosure, wash hand basin and w.c.

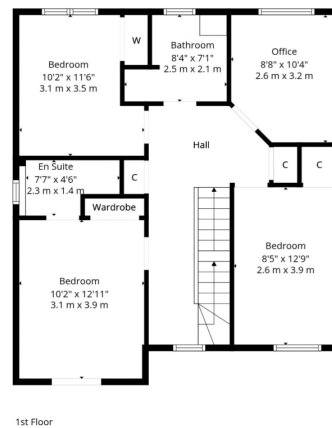
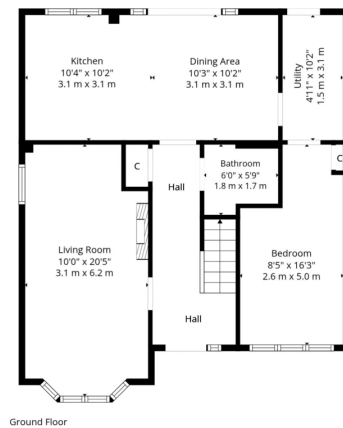
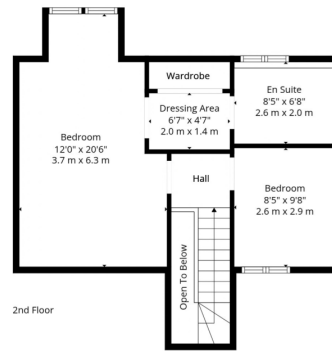
On the landing a further set of stairs leads to the top level where there is a great area comprising a further bedroom (no6), large open sitting room with velux windows, walk through dressing area with wardrobes and then a recently refurbished en suite shower room.

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



Vendor Comments

This has been a great house to live in and we have enjoyed upgrading it and spending plenty time in the fantastic garden.



Total: 1798 sq. Ft, 167 m2
 Ground Floor: 729 sq. Ft, 68 M2, 1st Floor: 721 sq. Ft, 67 M2, 2nd Floor: 348 sq. Ft, 32 m2
 Excluded Areas: Low Ceiling: 113 sq. Ft, 10 M2, Open To Below: 21 sq. Ft, 2 M2, Walls: 169 sq. Ft, 15 m2

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

Location

Situated within the ever-popular Cairnhill Park development, the property enjoys an excellent location close to a wide range of local amenities, Walking distance to Airdrie train station, highly regarded schools, transport links, and leisure facilities, making it an outstanding choice for families and commuters alike. Early viewing is highly recommended to fully appreciate the quality, space, and superb location this outstanding home has to offer.





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Whilst this brochure has been prepared with care, it is not a report on the condition of the property. Its terms are not warranted and do not constitute an offer to sell. All area and room measurements are approximate only. Floorplans may not be to scale.

