



## 44 McAllister Avenue, Airdrie, North Lanarkshire, ML6 7DQ

Located in the popular Clarkston area is this re-roofed and re-rough casted semi-detached villa.

The spacious accommodation on offer extends to reception hallway lounge/dining room, modern kitchen and tiled downstairs bathroom.



On the first floor there are three good size bedrooms, the master having an en-suite toilet.

The property features gas central heating, double glazing and has a driveway to the side of the property. There are large, mature rear gardens with a garden shed.

Airdrie has a good selection of shops, including Gartlea Retail Park, and schools at both primary and secondary level. The property is located a short walk from Drumgelloch Train Station which provides direct access to both Glasgow and Edinburgh City Centres.

Please refer to published Home Report for EER Band.











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ML6 7DQ



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#### ACCOMMODATION

**LOUNGE** - 17'10" x 12'2" (5.44m x 3.7m)

**KITCHEN** - 10'9" x 7'5" (3.28m x 2.26m)

**BATHROOM** - 7'6" x 4'5" (2.29m x 1.35m)

**BEDROOM ONE** - 14'2" x 12'6" (4.32m x 3.8m)

**BEDROOM TWO** - 12'2" x 9'6" (3.7m x 2.9m)

**BEDROOM THREE** - 10' x 8'2" (3.05m x 2.5m)

[www.countrywidescotland.co.uk](http://www.countrywidescotland.co.uk)



For more information or to register your interest please contact

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**AGENTS NOTE:**

**These property details** are set out as a general outline only and do not constitute any part of an Offer or Contract. Any services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor of surveyor.

**Fixtures & fittings.** All fixtures and fittings mentioned in these particulars are included in the sale. All others in the property are specifically excluded.

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**All measurements,** distances and areas are approximate and for guidance only.

Room measurements are taken to the nearest 10cm and prospective buyers are advised to check these for any particular purpose, e.g. Fitted carpets and furniture.

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