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OFFERS OVER £35,000

MCPHERSON CRESCENT, CHAPELHALL

AIRDRIE

Paul Fox Properties present to the market this two bedroom second floor flat located in the much sought after village of Chapelhall, Airdrie. A great opportunity for a buy to let investor.

The property comprises of entrance hall, lounge and kitchen. Two bedrooms and bathroom.

The property also benefits from electric heating and double glazing. Communal gardens.

Local amenities include excellent bus and train links, sport facilities, shopping areas, good nursery, primary and secondary schools are available close by.

Easy access to motorway networks including M74, M73, and M8.



### **Kitchen 9'1" x 7'2"**

Entering via white wood door into vinyl floored kitchen which benefits from twelve wall and floor units. Stainless steel sink with mixer tap, Worktop and tiled splashback. Integrated oven, hob and hood. Centre ceiling light. Two double socket points. Triple window to front. Plumbed for washing machine.

### **Entrance Hall**

Entering via red wood door into carpet floored entrance hall. Two centre ceiling lights. Two single socket points. Double radiator. Access to loft. Storage cupboard.

### **Lounge 18'8" x 11'3"**

Entering via white wood door into carpet floored lounge with triple window to front and single window to side. Double radiator. Centre ceiling light. Two single and one double socket points plus telephone and external aerial points.



## Master bedroom

14'5" x 11'1"

Entering via white wood door into carpet floored bedroom with triple window to front. Centre ceiling light. One single and one double socket points plus telephone point. Double radiator. Two storage cupboards.



## Bedroom 2 13'5 x 8'8

Entering via white wood door into carpet floored bedroom. Triple window to front. Centre ceiling light. Two single socket points. Storage cupboard.

## Bathroom 6'9" x 5'8"

Enter via white wood door into vinyl floored bathroom which benefits from a three piece white suite with electric shower. Centre ceiling light. Loft access.

## Gardens

Enclosed laid to lawn communal gardens.

## Extras

Included in the sale are all fixtures and fittings.

## Heating & Glazing

The property benefits from gas central heating and double glazing.

**Council Tax Band "A"**

**Offers Over £35,000  
are invited**

**Home report available  
on request.**



**Viewing By appointment through Paul Fox Properties**

**Contact Paul Fox**

**Ref. No. PFP1495**