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OFFERS OVER £35,000

MCPHERSON CRESCENT, CHAPELHALL

AIRDRIE

Paul Fox Properties present to the market this two bedroom top floor flat located in the much sought after village of Chapelhall, Airdrie. A fantastic opportunity for a first time buyer or buy to let investor.

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

The property also benefits from gas central 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.



### **Entrance Hall**

Entering via white UPVC door into laminate floored entrance hall. Two centre ceiling lights. Two single socket points. Double radiator. Two storage cupboards.

### **Lounge 18'4" x 11'4"**

Entering via six panel wood grain door into laminate floored lounge with double window to front and single window to side. Double radiator. Two centre ceiling lights. One single and one double socket points plus cable, telephone and external aerial points.

### **Kitchen 9'0" x 8'9"**

Entering via six panel wood grain door into tile floored kitchen which benefits from seven light wood wall and floor units. Stainless steel sink with mixer tap, Worktop and tiled splashback. Integrated oven, hob and hood. Centre ceiling light. One single and one double socket points. Double radiator. Double window to side. Plumbed for washing machine.



## Master bedroom

12'2" x 12'0"

Entering via six panel wood grain door into laminate floored bedroom with double window to front. Centre ceiling light. Three single socket points. Double radiator. Storage cupboard.



## Bedroom 2 12'11 x 8'9

Entering via six panel wood grain door into laminate floored bedroom. Double window to side. Centre ceiling light. Two single socket points. One double radiator. Storage cupboard.

## Bathroom 6'6" x 5'10"

Enter via six panel wood grain door into laminate tile floored bathroom which benefits from a three piece white suite with electric shower. Centre ceiling light. One double radiator. Loft access.

## Gardens

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. PFP1496**