



Hillside Place, Greengairs  
Airdrie, ML6 7FH

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Detached

4 Bedrooms  
2 Receptions  
3 Bathrooms



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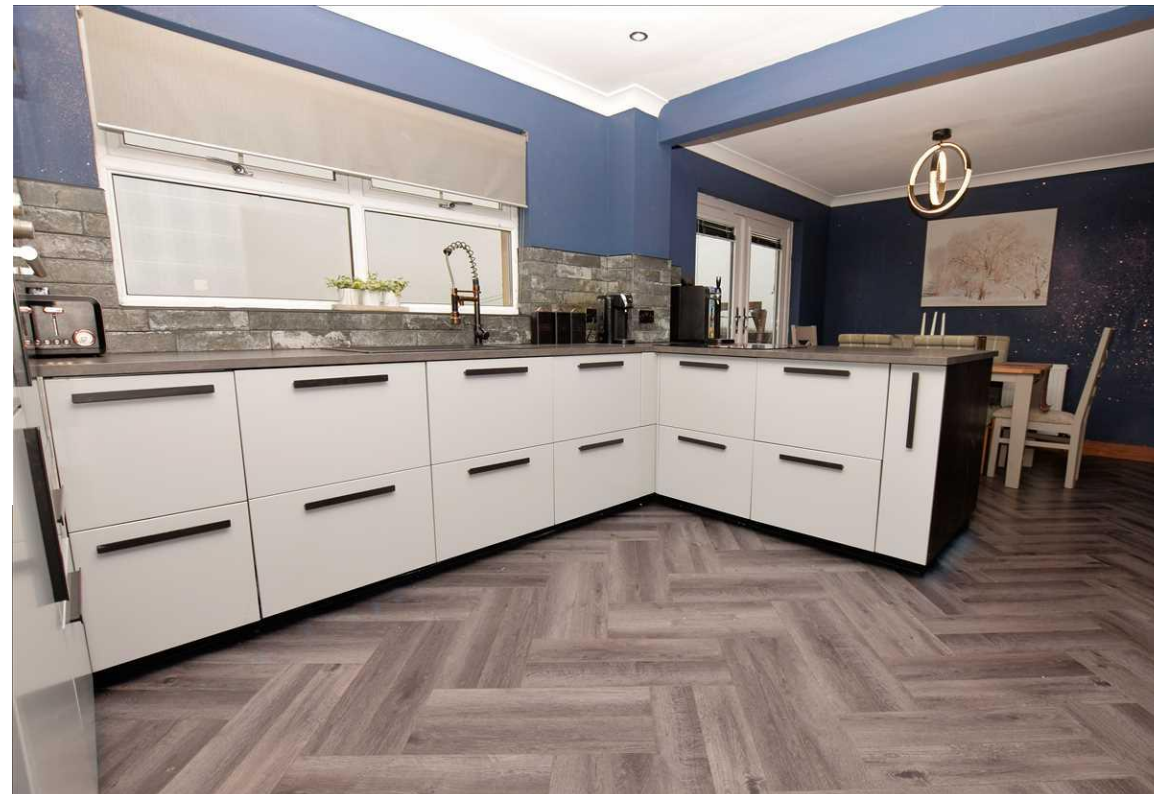
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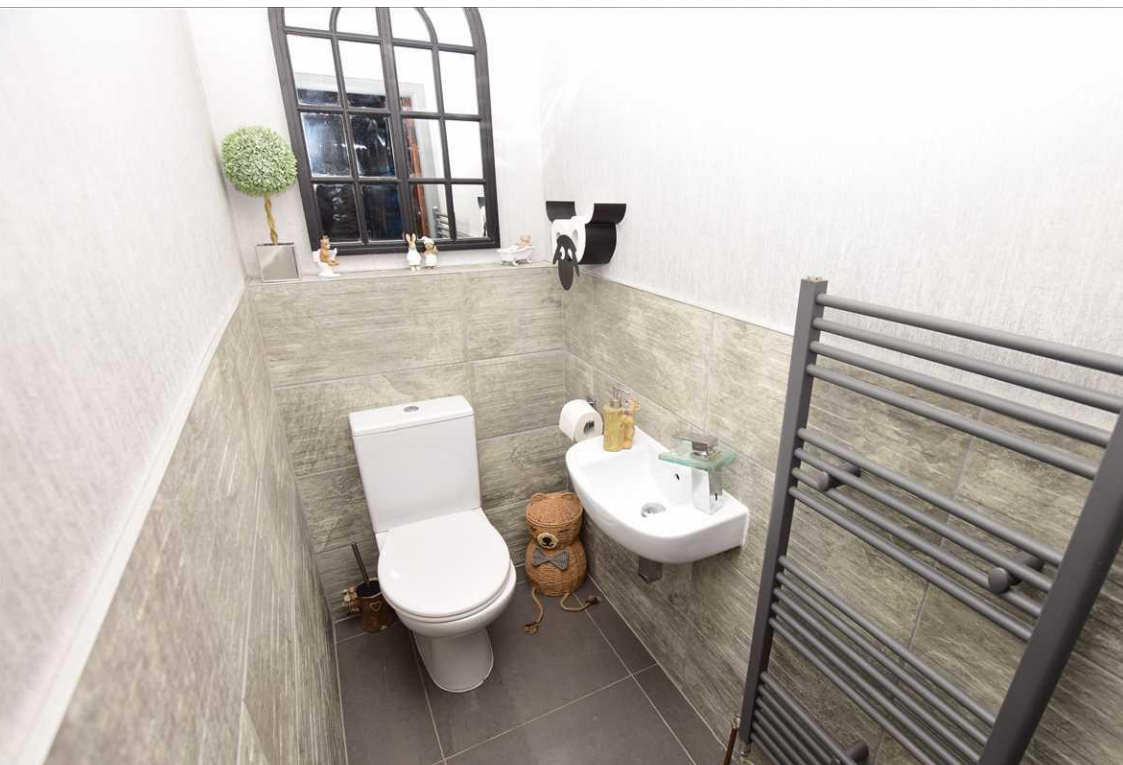
## KEY FEATURES

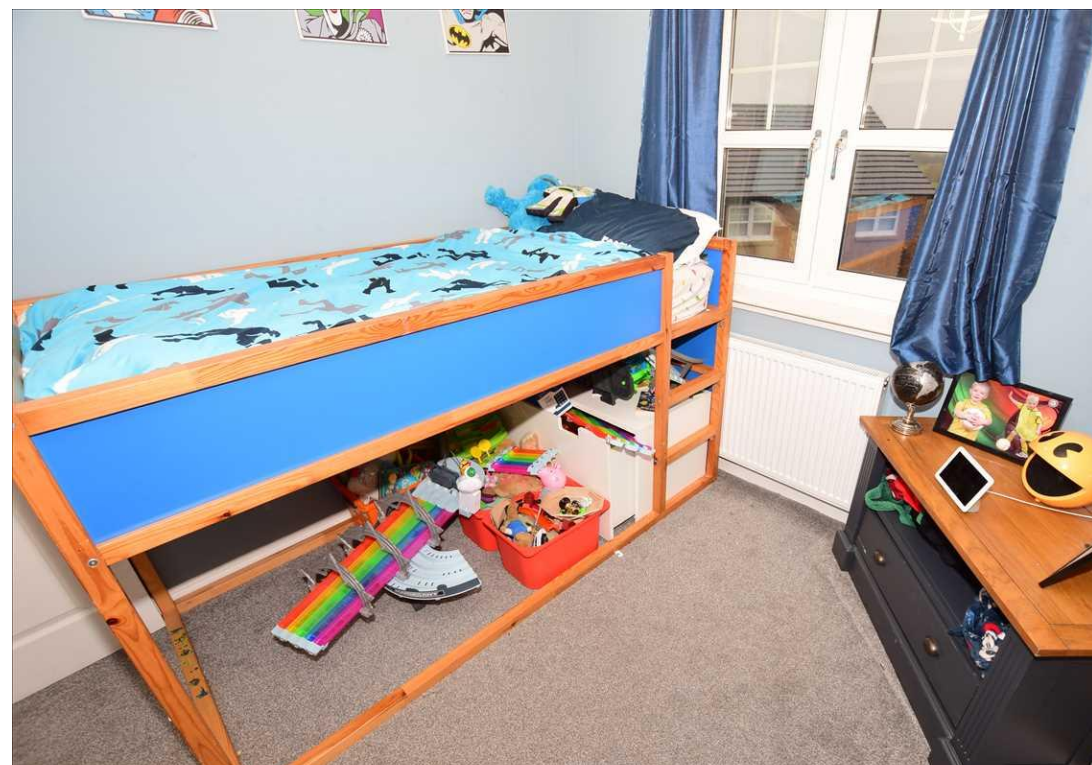
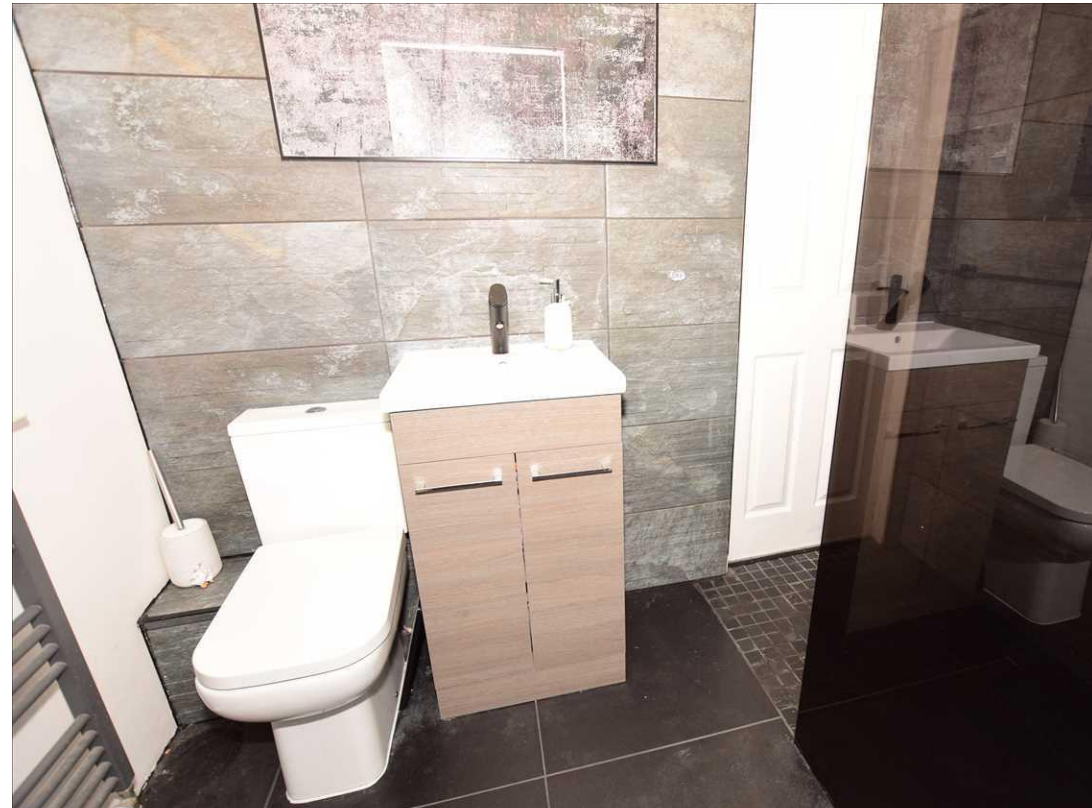
- Well presented larger style detached home
- Spacious lounge with Karndean flooring, feature wall decor and log burner
- Recently refitted kitchen with grey wall and floor units, contrasting worktops, tiled splashback, space for dining, and patio doors leading out to the rear garden
- Separate utility room. - Downstairs WC - Fully tiled bathroom suite with free standing bath
- 2nd lounge currently used as kids playroom but could be home office, study or cinema room
- 4 double bedrooms with fitted wardrobes in 3 room, and a 'Jack & Jill' ensuite between bedrooms 1 and 3
- Central heating provided by a new energy efficient air source heat pump, with remaining balance of renewable heat incentive regular income payments till 2027
- Low maintenance enclosed rear gardens with artificial grass and raised deck patio. 3 car monoblock driveway to front
- Located in the village of Greengairs between Airdrie and Cumbernauld. Easy access to motorway links at M73, M80 and M8
- COUNCIL TAX BAND: E - EPC RATING: C

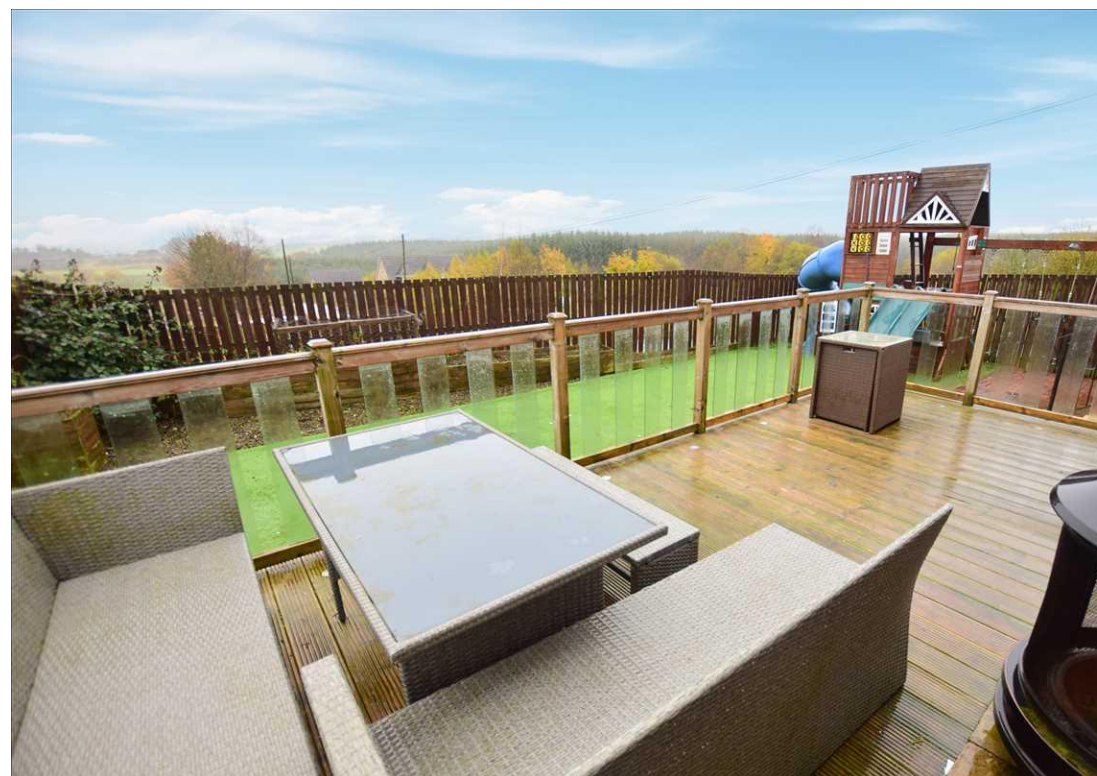
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## Hillside Place, Greengairs, Airdrie, ML6 7FH

Move On are delighted to present to the market this fantastic 4 bedroom detached villa in Greengairs, Airdrie - Hillside Place.

This larger style detached family home has spacious living accommodation over 2 levels which includes: A great sized lounge with Karndean flooring, feature wall decor, bay window with boxed seating, and a log burner; Open plan kitchen with a recently refitted matt grey kitchen with integrated appliances, contrasting worktops, tiled splashback, decorative lighting, space for dining and patio doors leading out to the rear garden; separate utility room; large store; additional 2nd lounge which is currently used as a kids playroom but could be a home office, cinema or study; convenient downstairs WC; 4 double bedrooms on the first floor - 3 of which have fitted wardrobes; 'Jack & Jill' ensuite shower room; and a fully tiled main bathroom suite with grey vanity unit and free standing bath. The central heating system is power by a new, energy efficient air source heat pump, and there is double glazing.

Externally to the front is a monoblock driveway for 3 cars; to the side is a bin store area; and the rear garden is fully enclosed with a raised deck patio area with countryside views, with the remainder laid to artificial grass.

Hillside Place is a quiet cul-de-sac location with a small selection of larger style privately built homes in the village of Greengairs, located between Airdrie and Cumbernauld - both of these towns have a large selection of retail and leisure facilities, shops, bars, restaurants and supermarkets. For those commuting, the M73, M80, M8 and M74 motorways are all easily accessible.

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## ROOM MEASUREMENTS

Lounge: 6.40m (21' 0") x 3.70m (12' 2")

Dining Room: 3.10m (10' 2") x 2.96m (9' 9")

Kitchen: 3.60m (11' 10") x 2.96m (9' 9")

Utility Room: 2.96m (9' 9") x 1.80m (5' 11")

2nd lounge: 3.10m (10' 2") x 3.00m (9' 10")

Downstairs WC: 2.13m (7' 0") x 0.90m (2' 11")

Bedroom 1: 5.30m (17' 5") x 3.70m (12' 2")

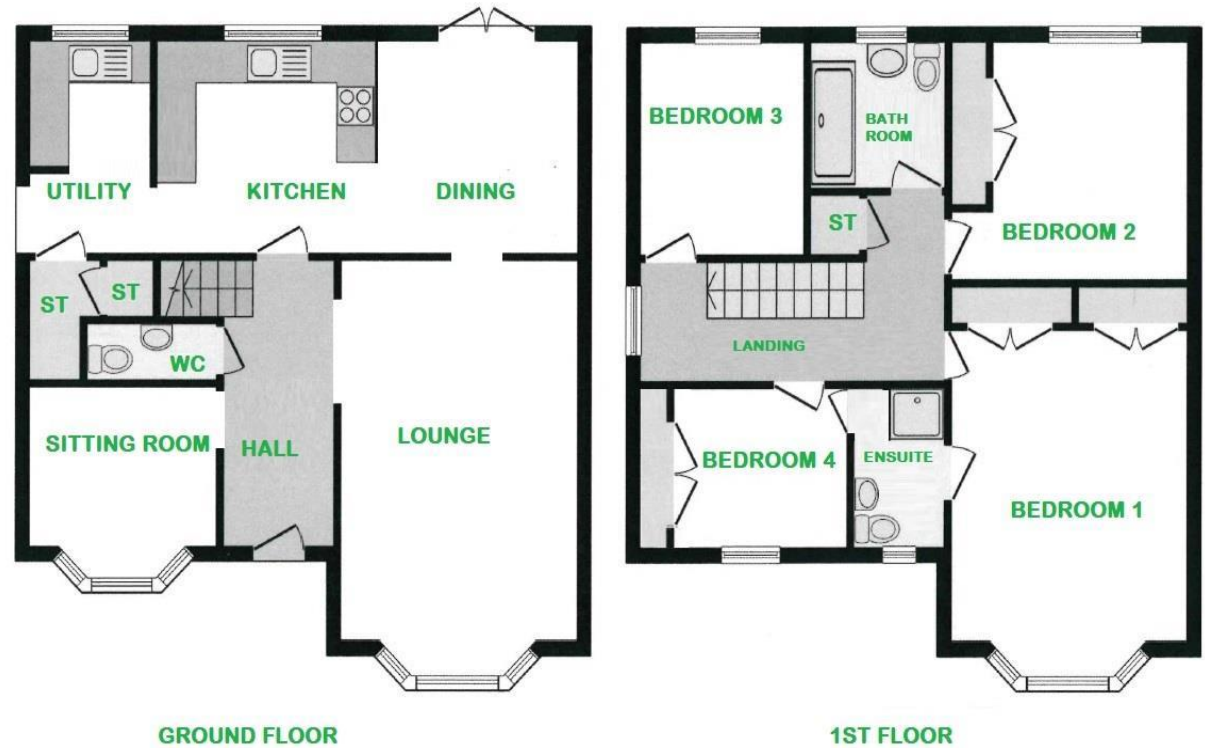
Ensuite: 2.30m (7' 7") x 1.60m (5' 3")

Bedroom 2: 3.70m (12' 2") x 3.40m (11' 2")

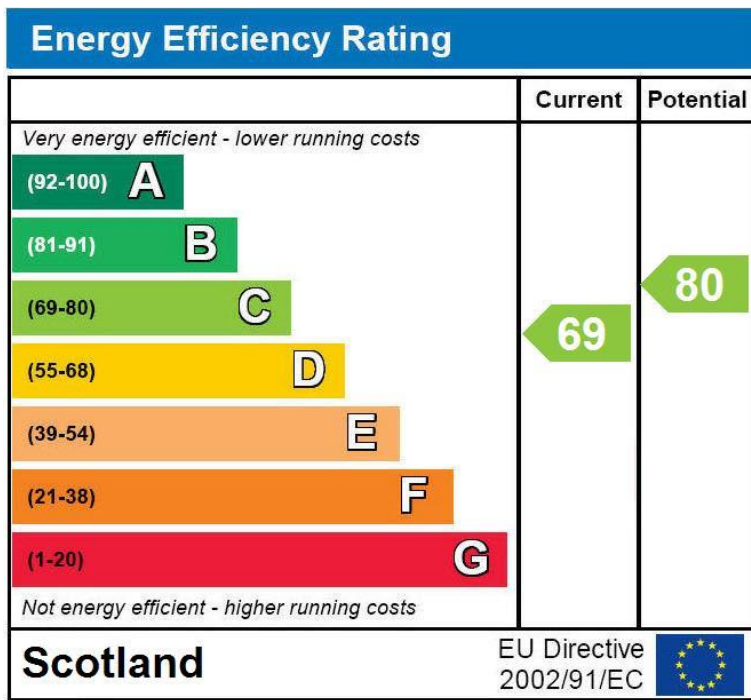
Bedroom 3: 3.10m (10' 2") x 2.58m (8' 6")

Bedroom 4: 3.10m (10' 2") x 2.58m (8' 6")

Family bathroom: 2.20m (7' 3") x 2.00m (6' 7")



These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the appliances/services have been tested by ourselves. We recommend that purchasers arrange for a qualified person to check all appliances/services before legal commitment.

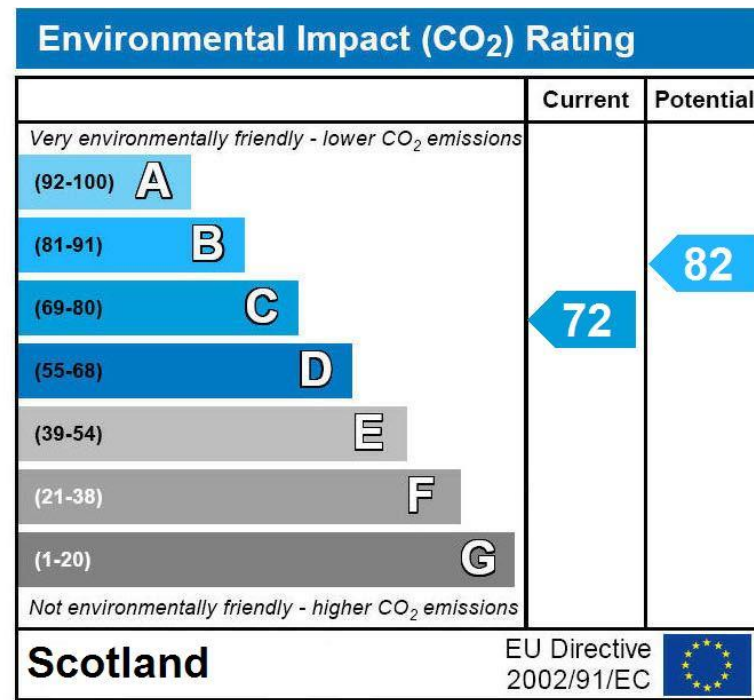


### Energy Efficiency Rating

This graph shows the current efficiency of the property, taking into account both energy efficiency and fuel costs. The higher this rating, the lower your fuel bills are likely to be.

The current rating is **band C (69)**. The average rating for EPCs in Scotland is **band D (61)**.

The potential rating shows the effect of undertaking all of the improvement measures listed within the Energy Performance certificate recommendations report.



### Environmental Impact (CO<sub>2</sub>) Rating

This graph shows the effect of the home on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating, the less impact it has on the environment.

The current rating is **band C (72)**. The average rating for EPCs in Scotland is **band D (59)**.

The potential rating shows the effect of undertaking all of the improvement measures listed within the Energy Performance certificate recommendations report.

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