

FREEHOLD



House - Detached (EPC Rating: B)

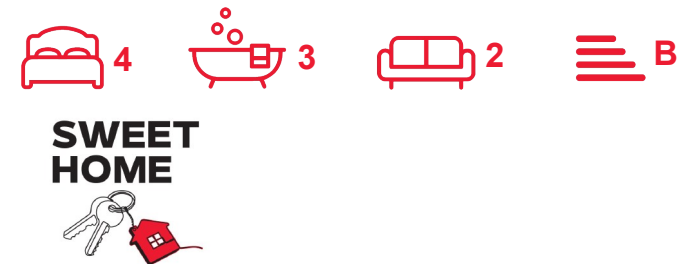
# 49 LOCHRANZA CRESCENT, AIRDRIE, ML6 9FD

Offers over

## £299,995

### FEATURES

- Stylish detached villa
- Modern kitchen appliances
- Utility room
- Enclosed garden with patio
- Bright, airy interiors
- Master bedroom with en-suite
- Monoblock driveway for 3 cars
- Close to schools and shops



# 4 Bedroom House - Detached located in Airdrie

Caroline Morrison of Sweet Home is proud to bring to the market this delightful detached house situated in the much sought after location of Lochranza Crescent, Airdrie, offering a perfect blend of modern living and comfort. Built in 2012, this property provides ample space for families or those seeking a little extra room to breathe.

Upon entering, you are greeted by a welcoming hallway leading to two inviting reception rooms, ideal for entertaining guests or enjoying quiet evenings with family. The layout is thoughtfully designed, ensuring a seamless flow throughout the home. With 3/4 bedrooms, there is plenty of space for everyone, whether you require a guest room, a home office, or a playroom for the children.

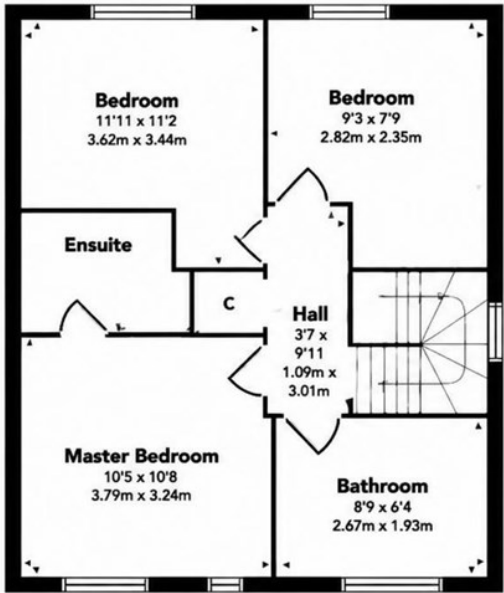
The property boasts three bathrooms, a significant advantage for busy households, ensuring convenience and privacy for all. Each bathroom is designed with modern fixtures, adding a touch of elegance to your daily routine.

The surrounding area of Airdrie is known for its friendly community and excellent amenities, including schools, parks, and shops, making it an ideal location for families. With easy access to transport links, you can enjoy the tranquility of suburban life while remaining well-connected to nearby cities.

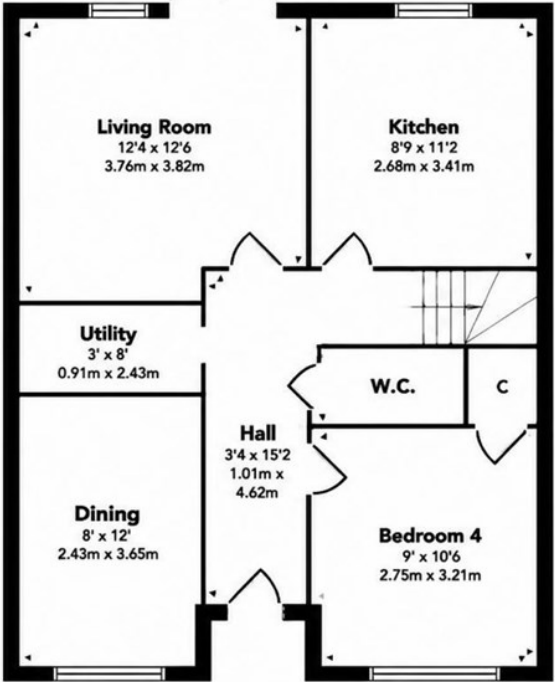
This home is a wonderful opportunity for those looking to settle in a vibrant community, offering both comfort and style. Do not miss the chance to make this lovely property your own.

## Lochranza Crescent

FIRST FLOOR



GROUND FLOOR



Call us on  
**01236 677500**

[sales@sweet-home.co.uk](mailto:sales@sweet-home.co.uk)  
<https://sweet-home.co.uk/>

**Council Tax Band**

**D**

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            | 81                      | 85        |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>Scotland</b>                             | EU Directive 2002/91/EC |           |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

