

FREEHOLD



House - Semi-Detached (EPC Rating: C)

22 HUNTER STREET, AIRDRIE, ML6 6NW

Offers over

£369,995

FEATURES

- 4 spacious bedrooms
- 3 elegant reception rooms
- Original stove fireplace
- Gated drive with 2 garages
- 2 bathrooms
- Charming sun room
- Period features throughout
- Substantial rear garden



4 Bedroom House - Semi-Detached located in Airdrie

A Charming Period Home with Exceptional Character...

Caroline Morrison of Sweet Home presents this splendid semi-detached home, built in 1847, nestled within the charming setting of Ythan Brae on Hunter Street, Airdrie, offering a wonderful combination of period character, generous accommodation and modern family living.

From the moment you step inside, the property's charm and individuality are immediately apparent. Retaining a wealth of original features, the home offers four spacious bedrooms, two bathrooms and three excellent reception rooms, providing an abundance of flexible living space for today's family.

The reception rooms offer a variety of options for both entertaining and everyday family life, while the delightful sun room provides a bright and peaceful space in which to sit and enjoy the garden outlook. A particularly appealing feature is the original stove fireplace, adding warmth, character and a lovely sense of the property's history.



Total: 2176 sq. ft
1st Floor: 1608 sq. Ft, 2nd Floor: 568 sq. ft
Excluded Areas: Fireplace: 15 sq. Ft, Low Ceiling: 69 sq. Ft, Storage Room: 15 sq. Ft,
Walls: 154 sq. ft

Disclaimer: Measurements May Be Highly Reliable But Not Exact.



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01236 677500
sales@sweet-home.co.uk
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Council Tax Band
E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	69
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	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.

