





AMARCO Estates are proud to present a unique opportunity to acquire this wonderful 5 bedroom family home . Properties like these only present once in a lifetime, this stunning abode features original period features which can only truly be appreciated at viewing.

AMARCO Estates are proud to present to the market this unique opportunity to acquire this spectacular 5 bedroom spacious and character filled property in the leafy village of Calderbank, with an impressive layout, beautifully maintained gardens, and ample parking. This property has been lovingly maintained by the current owners and is one of "Airdries Best Kept Secrets". This impressive residence is surrounded by expansive, well-manicured gardens, offering a serene and inviting atmosphere.

Upon entry through an elegant doorway you are welcomed into a spacious entrance hall featuring soaring ceilings and a sense of grandeur. The hall forms the central hub of the home, with three reception rooms radiating off this impressive space.

To the left, a spacious main lounge awaits, showcasing high ceilings, a charming floor to ceiling bay windows, presented with neutral , traditional décor creating the perfect spot ideal for cosy evenings. To the right, a second expansive lounge/diner offers traditional features and double windows , creating a perfect setting for entertaining or relaxing. If you're still looking for a peaceful retreat, there is another family room completing this floor with stunning views flooding the room. At the rear of the property lies a large and contemporary kitchen designed with

traditional living in mind. Fitted with sleek cabinetry, this space is ideal for culinary enthusiasts and is perfect for family mealtimes. A practical utility room and WC completes this area, adding further convenience.

The grand staircase invites you to explore the upper level of this grand property which unravels 5 double bedrooms all enjoying original period features and large windows ensuring each room is flooded in natural daylight. Each room benefits from an abundance of storage which you would expect from a property this size. Nothing has been overlooked the family bathroom completes this floor providing the perfect retreat after a long day.

Venturing outside the property, the rear garden basks in sunshine and is surrounded by nature, providing an ideal space to relax, unwind and entertain during the summer months. the front and side is equally impressive with space to exceed your expectations,

We invited you to view as soon as possible to appreciate all that is on offer, we guarantee you will fall in love with everything this property has to offer. Viewing is strictly by appointment only.

Calderbank is within close proximity to both Airdrie and Coatbridge Town centres, with local schools a few minutes' walk, the village location of this property ensures the best of both world with easy access to public transport and motorway links to the neighbouring cities of Glasgow and Edinburgh.



**TOTAL: 2446 sq. ft.**  
 BELOW GROUND: 1243 sq. ft, FLOOR 2: 1203 sq. ft  
 EXCLUDED AREAS: ELECTRICAL ROOM: 16 sq. ft, FIREPLACE: 13 sq. ft  
 Floor Plan Created by CalcuApp. Measurements Deemed Highly Reliable But Not Guaranteed.

