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39 Airdrie Road

Caldercruix, Airdrie, ML6 8PA

Offers over £250,000



Welcome to this charming property located on Airdrie Road in the picturesque village of Caldercruix, Airdrie. This delightful house boasts a cosy reception room, perfect for relaxing with family and friends. With three inviting bedrooms, there is ample space for a growing family or guests. The property also features a well-appointed bathroom for your convenience.

Situated in a tranquil neighbourhood, this house offers a peaceful retreat from the hustle and bustle of city life. The quaint surroundings of Caldercruix provide a serene backdrop for daily living.

Whether you are looking for a new family home or a peaceful getaway, this property on Airdrie Road is sure to capture your heart. Don't miss the opportunity to make this house your own and create lasting memories in this lovely setting.



Description

Welcome to The Old Owl and Trout, a fantastic investment and development opportunity located in the picturesque village of Caldercruix. This substantial plot offers stunning views towards Caldercruix Country Park and Hillside Loch, making it an ideal location for both residential and commercial purposes.

UPPER FLOOR

The upper floor of the existing building has been developed to a high standard, offering modern and contemporary accommodation. Key features include:

High-Spec Kitchen: Equipped with ample base and wall units, complementary worktops, a gas hob, and integrated appliances. The kitchen is open plan to the dining room, which boasts views towards the loch.

Spacious Lounge: A large lounge area with a bay-style window that provides beautiful countryside views.

Bedrooms: Three good-sized bedrooms, perfect for family living or guest accommodation.

GROUND FLOOR

Planning consent has been granted for the development of a four-bedroom apartment on the ground floor. This presents a unique opportunity to expand the property's residential capacity or to create a separate living space for rental income.

The substantial plot has planning consents for 14 one bedroom holiday cottages however with the relevant planning consents presents a fantastic opportunity to possible erect 3 or 4 detached villas.

LOCATION

Situated in Caldercruix, this property benefits from its proximity to local amenities and the natural beauty of the surrounding area. The views towards Caldercruix Country Park and Hillside Loch add to the charm and appeal of this location.

Don't miss out on this exceptional opportunity to invest in and develop The Old Owl and Trout. Contact us today to arrange a viewing and explore the potential of this remarkable property.

Local Area

Caldercruix is becoming a sought-after area of North Lanarkshire to bring up a family and enjoy the community spirit. There's a choice of highly rated primary schools. With a local Golf Course and Country Park in the neighbouring village of Plains. Also, in Caldercruix you will find a new raillink which gives you access east to Edinburgh and west to Glasgow both within 30 minutes. The nearest town of Airdrie is a short drive away where you will find many shops, bars, restaurants and excellent leisure facilities.

Upper Flat Lounge 13'9" x 11'9" (4.2 x 3.6)

Upper Flat Kitchen 10'5" x 9'4" (3.18 x 2.87)

Upper Flat Dining Area 9'5" x 9'10",6'6" (2.88 x 3,2)

Upper Flat Bedroom 1 11'7" x 11'7" (3.54 x 3.55)

Upper Flat Bedroom 2 11'3" x 11'8" (3.43 x 3.57)

Upper Flat Bedroom 3 9'3" x 11'10" (2.84 x 3.63)

Upper Flat Bathroom 10'0" x 8'2" (3.06 x 2.5)

Contact Us

To arrange a viewing or for further details please call 01501 733200 or email property@sneddons.com.

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Area Map



Energy Efficiency Graph

