

20 Gowan Brae, Caldercruix, North Lanarkshire. ML6 7RB

Offers Over £375,000





MQ Estate Agents are delighted to present to the market this unique, spacious and fabulous five bedroom bungalow in Caldercruix in North Lanarkshire. The adaptable property offers an exceptional way of living with a well thought through layout and offers spectacular views over the local countryside and Hillend Loch. The property itself comprises of a grand entrance hallway, a lounge with open fireplace, a roomy dining kitchen, study, master bedroom with en-suite shower room and balcony, four additional double bedrooms, a further two bathrooms, a utility room, a four car garage and a wrap around garden and driveway. The property further benefits from gas central heating and double glazing throughout. Caldercruix is in an ideal location with ease of access to nearby towns yet located quietly away from the daily hustle and bustle of city living. Early viewing is highly recommended!

MQ Assisted Move, Part Exchange and 95% mortgages are available.

ENTRANCE HALLWAY

The entrance hallway has a beautiful bespoke, wooden and glass staircase. There is entry to the lounge, dining kitchen, two of the bedrooms and bathroom.

LOUNGE

19' 8" x 11' 5" (6m x 3.5m) The lounge is a generous size and an ideal place for relaxation or for entertaining family and friends. The open fireplace makes the ideal focal point. The bay window floods the room with natural light and provides the most picturesque picture window.

DINING KITCHEN

19' 8" x 13' 1" (6m x 4m) The dining kitchen is a large, social space with a variety of wall and floor mounted in units in a wood effect finish with complementing worksurfaces. There is an integrated 5 burner hob, oven, microwave, a



boiling hot water tap and dishwasher. The kitchen island provides additional cupboard space and a breakfast bar. There is ample space for a family dining table.

MASTER BEDROOM

16' 7" x 16' 3" (5.05m x 4.95m) The master bedroom is an absolute dream with wall to wall windows and balcony, where the scenic overlook offers a panoramic view of the lush landscape. There is a large wardrobe with sliding doors which not only provides an immense amount of storage space, but is also the gateway to the en-suite shower room.

BEDROOM TWO

9' 10" x 9' 10" (3m x 3m) The second bedroom is on the upper floor. Flooring is laid to carpet. There is ample space for additional bedroom furniture and there is access to the walk in wardrobe.

BEDROOM THREE

13' 1" x 9' 10" (4m x 3m) The third bedroom is on the upper floor. This room has a variety of options for the layout and has access to the walk in wardrobe. There are two windows which flood the room with natural light.

BEDROOM FOUR

9' 10" x 9' 10" (3m x 3m) The fourth bedroom is on the lower floor and is a bright room with flooring laid to a wood effect laminate. Walls are painted in white and there is a cupboard providing great storage.

BEDROOM FIVE

11' 11" x 10' 10" (3.63m x 3.3m) The fifth bedroom, currently used as a second sitting room, is on the lower floor and has French doors leading out to the balcony where you can enjoy the serene views once again. The room is decorated in warm tones with a super feature wall.



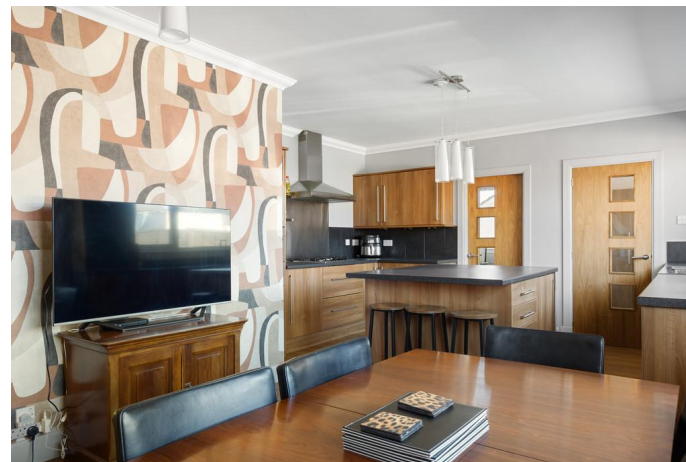
BATHROOM UPPER FLOOR

7' 10" x 6' 10" (2.39m x 2.08m) The bathroom on the upper floor comprises of a white, four piece suite with black accents. There is a fully enclosed drench shower, bath with waterfall tap and handheld attachment, WC and a wash hand basin.

BATHROOM LOWER FLOOR

6' 6" x 6' 6" (2m x 2m) The bathroom on the lower floor comprises of a white three piece suite of bath, WC and wash hand basin. The room is complete with being fully tiled and has a







towel radiator.

EN-SUITE SHOWER ROOM

9' x 5' 7" (2.74m x 1.7m) The luxurious en-suite shower room consists of a fully enclosed double shower, WC and his and hers wash hand basins. The room is complete with ambient lighting, fitted storage and a towel radiator.

STUDY

7' 2" x 8' 2" (2.2m x 2.5m) The study, just off the kitchen, is an ideal size and decorated in a deep green. There is a sliding door which provides access to the lounge.

UTILITY

7' 6" x 5' 6" (2.3m x 1.7m) The utility room is just off the kitchen. There is space for a washing machine and tumble drier. There is fitted storage and from here there is access to the driveway and garages.

GARDENS

The property benefits from a large, mature garden area with a variety of finishes. To the side of the property there is an expanse of lawn with a multitude of options for how this is used. A perfect garden for enjoying all year round.

LOCATION

Gowan Brae is in Caldercruix a small village in North Lanarkshire which has great access to the neighbouring towns such as Airdrie, Cumbernauld and Glasgow. There is a variety of amenities available locally, including the local primary school and then there is larger retail and leisure opportunities a short drive away. There is regular train services from Caldercruix Train Station taking you to Bathgate, Edinburgh, Airdrie and Glasgow. The Airdrie to Bathgate Cycle Path runs along nearby as do many beautiful walks and paths up to the Hillend Lake.

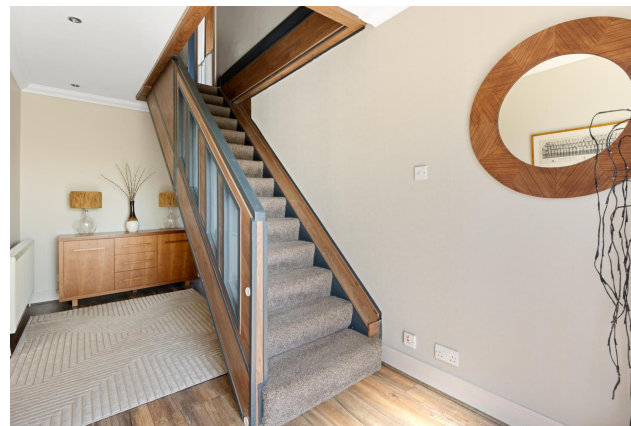
VIEWINGS

Viewing is by appointment only. Early internal viewing is recommended to appreciate all this wonderful family home has to offer.

MQ Estate Agents are open 7 days a week: Monday to Friday 8am to 9pm & Saturday & Sunday 8.30am - 9pm to arrange your viewing or valuation appointment.



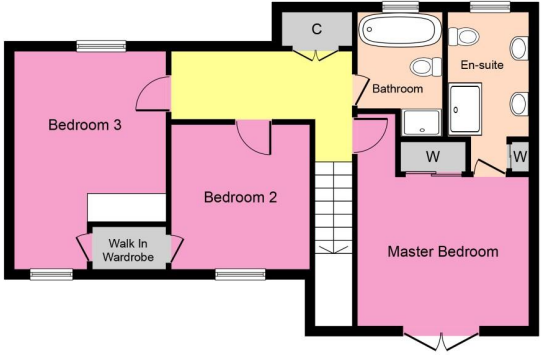




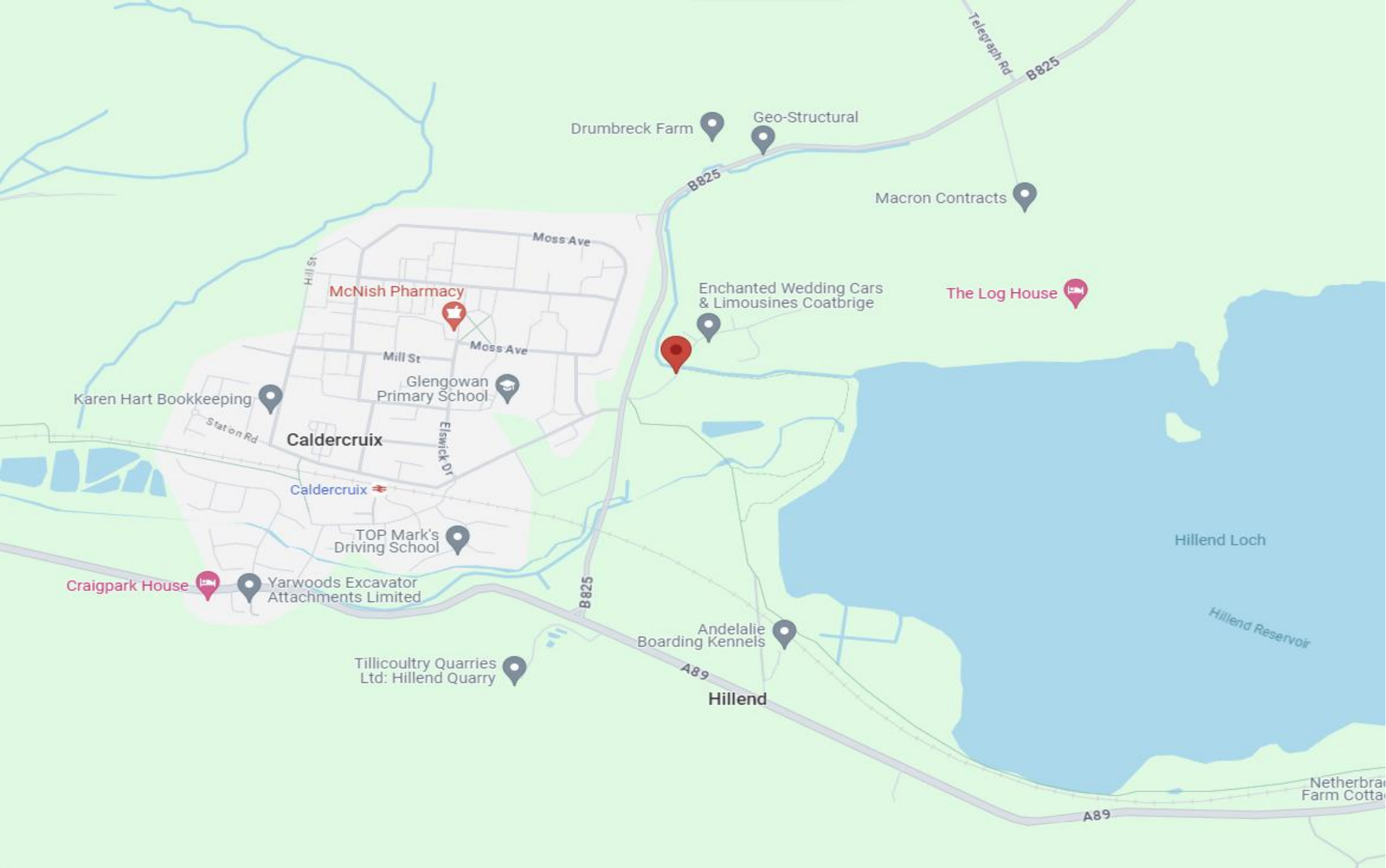




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