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solicitors & estate agents



39 Airdrie Road

Caldercruix, Airdrie, ML6 8PA

Offers over £250,000

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Exceptional property, offering a blend of modern living and exciting development potential.
Upper Flat: The upper flat has been meticulously developed into a stunning three-bedroom apartment. Each room is designed with elegance and comfort in mind, providing a luxurious living experience.
Ground Floor: The ground floor comes with full planning permission for a spacious four-bedroom apartment. This space offers a fantastic opportunity to create a bespoke living area tailored to your needs.







Description

Welcome to The Former 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.

Situated in a rural location on Airdrie Road, Caldercruix, this substantial property presents a range of exciting residential and investment opportunities.

Planning consent has been granted for a four-bedroom ground-floor apartment, offering the potential to expand the property's residential accommodation or create a separate independent apartment.

Previously this substantial plot had planning consents for 14 one-bedroom holiday cottages. Subject to the necessary planning approvals, there may also be potential to develop the site.

The upper level has been fully converted, while the modernised lower level offers a versatile blank canvas. It could be developed as one residence or divided into two separate apartments—an appealing option for an extended family seeking to live close together while maintaining independent living spaces.

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.

Family Bathroom With stand alone bath and separate shower unit

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.

Previously the substantial plot had planning consents for 14 one bedroom holiday cottages however with the relevant planning consents it presents a fantastic opportunity to add additional dwellings.

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)

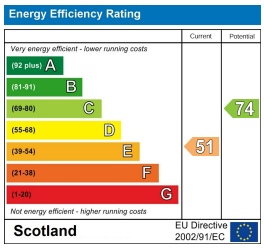
Contact Us

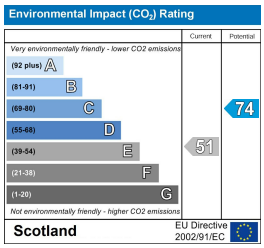
To arrange a viewing or for further details please call 01501 733200 or email property@sneddons.com.

Area Map



Energy Efficiency Graph





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47/49 West Main Street, Armadale, West Lothian, EH48 3PZ
Tel: 01501 733200 Email: property@sneddons.com www.sneddons.com