



14 Annathill Gardens, Annathill, Coatbridge, ML5 2QP

14 Annathill Gardens, Annathill, Glenboig, ML5 2QP

M80 & M73 and Mollinsburn 1 mile, , Glenboig 2.4 miles, Cumbernauld 4 miles, Gartcosh 4 miles, Muirhead 4 miles, Glasgow 10.7 miles Edinburgh 45 miles

Attractive and well appointed detached 3 Bedroom Bungalow with a garden to the rear and to the front. Set in a quiet cul de sac with views over open fields.

Accommodation:

- Entrance Porch
- Entrance Hall
- 3 Bedrooms
- Bathroom
- Kitchen/Dining Room
- Large Conservatory
- Large Lounge
- Central Heating, Double Glazing

Offers over – £235,000

**Home Report – £240,000 – Shepherds
EPC - C**

McCrae & McCrae are also marketing 41.46 Acres of land in five lots for the sellers (see separate sales particulars but plans on back cover)

This land lies a quarter of a mile to the north west of the house. See plan attached



mccrae&mccrae Ltd
Chartered Surveyors, Estate Agents, Planners & Valuers



SELLERS:

Mr & Mrs Iain Calderwood

SOLICITORS:

The Glasgow Law Practice, 100 Cumbernauld Road, Chryston, Glasgow, G69 9AB

Tel No: 0141 779 4466

DIRECTIONS:

Leave the M80 Glasgow to Stirling road at the turnoff to M73. Turn right at the lights and straight on at the next lights, then next left to Mollinsburn. Head into the village and turn first right at the mini roundabout, then next right and after a mile you reach Annathill. Turn first on the right into Annathill Gardens and straight on at the next junction, then left at the mini roundabout and no 14 is in the 7th house along the north edge of the hamlet from the roundabout.

From Stirling on the M80 take the turn off to Mollinsburn and continue through Mollinsburn and continue as above.

SITUATION:

Annathill lies one mile north of Glenboig, five miles north of Coatbridge within the Parish of Old Monklands and the District of North Lanarkshire.

Coatbridge provides a vast range of services including medical; banking; legal and commercial facilities; traditional shopping centre along with modern retail parks. There are large supermarkets at Cumbernauld.

The local villages of Glenboig, Gartcosh and Muirhead all have primary schools with secondary schools situated at Coatbridge. There is a Gaelic school of condorat There is a school taxi service to Glenboig. There is a gymnastics stadium at Cumbernauld.

The property is situated close to the M80 and M73 and within short and easy commuting distance of the major cities of Glasgow; Edinburgh and Stirling. Both Glasgow and Edinburgh boast international airports and major road and rail links.

THE BUNGALOW

Built about 20 years ago. The brick and block built bungalow has a tiled roof and brick finish. The bungalow occupies a slightly elevated position, with open views over the fields to the north and beyond to Campsie Hills. The house sits in a quiet cul de sac and is south facing.

ACCOMMODATION

GROUND FLOOR

Entrance Porch (S,E,W) 1.82m x 0.96m
PVC with guiders to south north and west.

Entrance Hall (W) 4.37m x 1.25m
Partly glazed door and side panels to east, partly glazed door and side panel to west.

Bedroom 1 (S,E,W) 4.13m x 4.67m
Large dormer window, fitted wardrobe, TV point.

Bedroom 2 (S) 3.83m x 3.01m
Large picture window to the south.

Bedroom 3 (N) 3.24m x 2.64m
View over rear garden, fitted wardrobe.

Bathroom (N) 3.24m x 2.69m
Bath, WC & Wash hand basin.

Kitchen (N) 4.61m x 2.87m
Ample floor and wall units, sink unit with drainer, Hotpoint double oven and dishwasher.

Conservatory (W,E & N)
Lovely views over the garden to the fields, space for American freezer, shelved cupboard with washing machine and tumble drier, partly glazed doors to lounge, two radiators.

Lounge (S) 5.57m x 2.89m
The picture window to the south, wall cupboard with new Baxi central heating boiler.

Garden

Large enclosed garden to the north with a lawn, hen run and Jacuzzi which is available for £8,000. Small lawn to the south and Tarmac driveway and parking area.

Services

Mains water and sewerage.

There is excellent fibre active broadband.

Option to buy hot tub for £8000 which has a 30amp breaker. There is a water feature for the 8 chickens and 2 ducks which may be available to purchase.





Annathill West cul-de-sac to west of house



Cul-de-sac to west of house



Sheds to the east of garden



Garden views to the north east



Garden views to north west



North elevation of house showing tiling and Jacuzzi



Bedroom 1



Bedroom 1



Lounge



Conservatory



Kitchen



Kitchen



Bedroom 2



Bedroom 2



Bedroom 3



The Bathroom



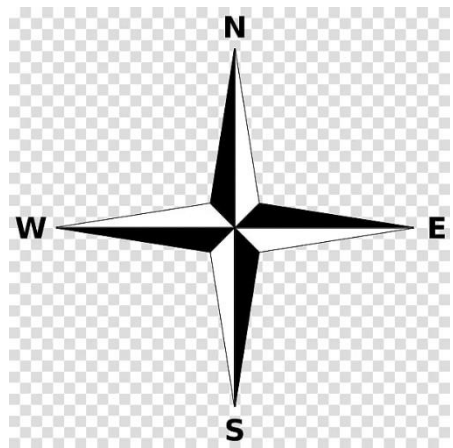
The Hallway



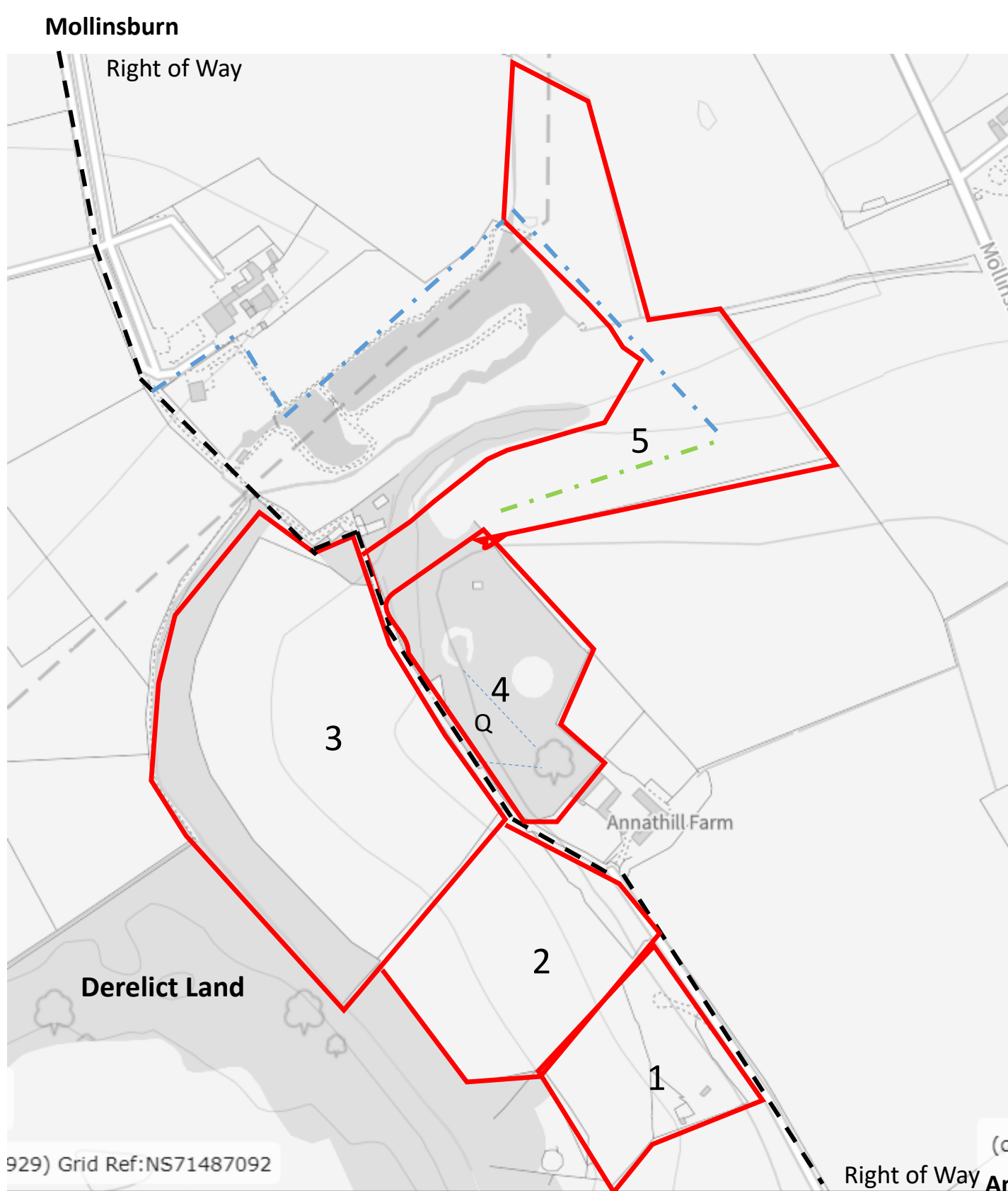
The Hallway

**South Myvot Farm,
By Annathill,
North Lanarkshire,
ML5 2QP**

**Full sale
particulars
apply to
McCrae &
McCrae Ltd**



Not to Scale



Key

- Right of way
- Pedestrian Path
- Existing Road
- Possible Road

Lot 1 – 3.68 acres at £8,000/ac = £29,000
Lot 2 – 6.03 acres at £8,000/ac = £48,000
Lot 3 – 14.20 acres at £8000/ac = £114,000
Lot 4 – 4.83 acres at £8,000/ac = £38,000
Lot 5 – 9.25 acres at £8,000/ac = £74,000
Total Ac 38.24 Total Cost = £303,000

Lot 4 & 5 can be accessed from the north along the fishing reservoir or from the south.

Lots 1, 2, 3 & 4 are owned by Mr & Mrs Iain Calderwood and Lot 5 is owned by Jim Dewar of Adamswell Farm.



Coords: (273910,671946) Grid Ref: NS73917194

Viewing and registering an interest

Viewing is strictly by appointment only. To arrange a viewing please contact McCrae & McCrae Ltd, 12 Abbey Park Place, Dunfermline, Fife, KY12 7PD. Tel: 01383 722454. Out of office hours please contact Rod McCrae on 07711 561814.

Closing Date

It is likely that a closing date for offers will be set and prospective purchasers are advised to register their interest in the property to ensure that they are given notice of any closing date. Failure to register interest may result in the property being sold without notice.

Property Misdescription

These particulars do not constitute any part of an offer or contract. All measures are given as a guide and no liability can be accepted for any errors arising therefrom. No responsibility is taken for any other error, omission or mis-statement in the particulars, during negotiations or otherwise, any representation or warranty whatever in relation to this property.

Offers

Offers must be submitted in Scottish legal terms to the Selling Agents, McCrae & McCrae Ltd at 12 Abbey Park Place, Dunfermline, Fife, KY12 7PD. A closing date for offers may be fixed and prospective purchasers are advised to register their interest with the Selling Agents.

Satellite Navigation

For the benefit of those with satellite navigation the property's postcode is **KY12 7TL**

Entry & Possession

Entry and vacant possession will be by mutual agreement and arrangement.

Fixtures and Fittings

Any fitted carpets are included in the sale. No other items are included unless specifically mentioned in the particulars.

Council Tax Band

Council Tax Band E

Service Rights, Burdens & Wayleaves

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes whether contained in the title deeds or informally constituted and whether or not referred to above.

Particulars and Plans

These particulars and plan are believed to be correct, but they are in no way guaranteed. Any error, omission or misstatement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for action at law.

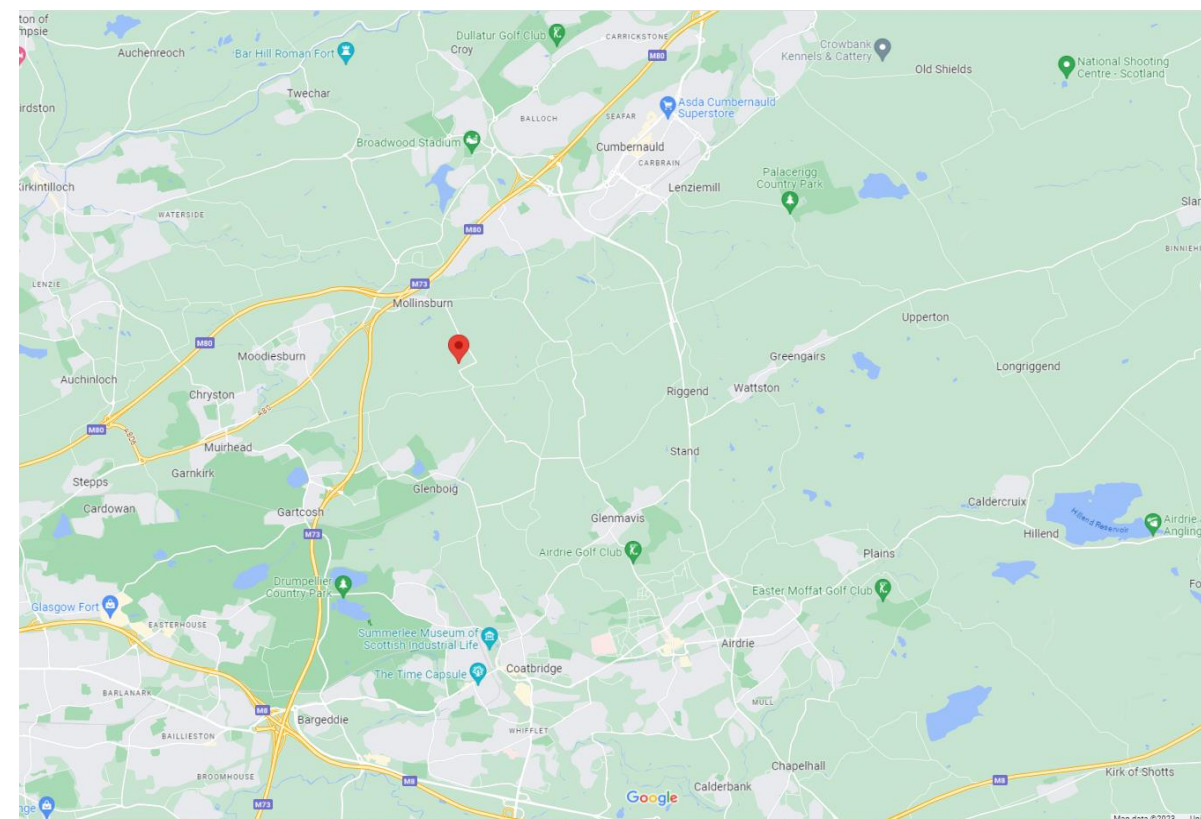
Misrepresentations

1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor McCrae & McCrae, the selling agents, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent.
2. The Purchaser(s) shall be deemed to acknowledge that he has not entered into contact in reliance on the said statements, that he has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property.
3. Any error, omission or misstatement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.

Important Notice

McCrae & McCrae and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract and must be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or misstatement shall not annul the sale, or entitle any party to compensation or recourse to action at law. It should not be assumed that the property has all necessary planning, building regulation or other consents, including for its current use. McCrae & McCrae have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise and ought to seek their own professional advice.
3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of especial importance to you, especially if indenting to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties which have been sold or withdrawn.



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