

3 Newbattle Avenue, Calderbank, Airdrie, ML6 9TS



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2 Bedroom Upper Floor Flat

Junction 6A 1.1 miles, Airdrie Train Station 2.3 miles, Coatbridge 3 miles, Glasgow 14 miles, Falkirk 18 miles, Edinburgh 36 miles, Ayr 50 miles

Two bedroom upper floor flat with a large garden to the side. Would make an excellent family home. A quiet road which has great road links to the M8 and Glasgow. Nearby shops and lovely walks into the countryside alongside the North Calder Water with mature trees and extensive footpaths.

Accommodation:

- Entrance vestibule and staircase with feature circular window
- Hallway
- 2 bedrooms
- Lounge with attractive views to the street
- Kitchen off lounge with attractive views to the gardens to rear
- Bathroom with bath, WC and wash hand basin
- Fenced side garden and off road car parking facility, ample parking in street
- Double glazed, gas fired central heating

One flat in a block of four.

Fixed Price - £70,000

Home Report - £78,000

Council Tax Band – A

EPC – C



Accommodation all on the first floor apart from the entrance and staircase which is accessed from external steps

Entrance Vestibule and Staircase (N + W) 8.81m x 1.3m

Partly glazed front door with stairs to first floor. Circular feature window.

Hallway (N) 5.06m x 1.1m

Giving access to the following.

Bedroom 1 (W) 4.1m x 4.1m, 1.49m x 0.79m, Cupboard 0.83m x 0.83m

Bedroom 2 (E) 3.12m x 3.2m, 1.13m x 0.38m, 0.84m x 0.39m

Laminate flooring. Quiet room to rear of flat.

Bathroom (E) 1.99m x 1.96m

Tiled on 3 sides and pine lined bath panel. Bath with Trance electric shower and sink unit.

Lounge (W) 3.62m x 4.59m, 1.66m x 0.4m

This generously proportioned room has large windows which catch the afternoon and evening sun. It has a fitted cupboard and the original fireplace has been blocked off.

Kitchen (W) 4.01m x 2.51m

Wall and floor units, sink unit, space for cooker, washing machine and drier. Vincent boiler. Quiet room with outlook to rear gardens.

Side Garden

Garden measuring 33.8m x 7.35m max at the largest part (please see Page 7). Mainly down to grass. Includes a car parking area.

Situation

Calderbank is a small village surrounded by open countryside with lots of mature woodlands and open farmland.

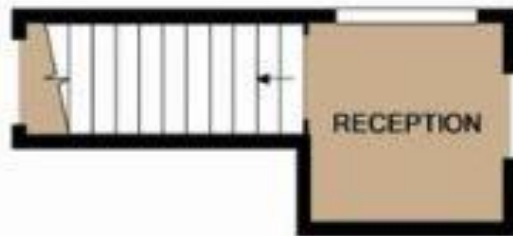
There are many lovely woodland walks in the area. If you walk down Newbattle Avenue, turn left and first right this takes you to the tarred cycle track along the banks of the North Calder Water. There is a pathway up on the north side of the village.

Eurocentral is one of the largest industrial estates in Scotland and is located 2.5 miles from the property, which gives good local employment opportunities.

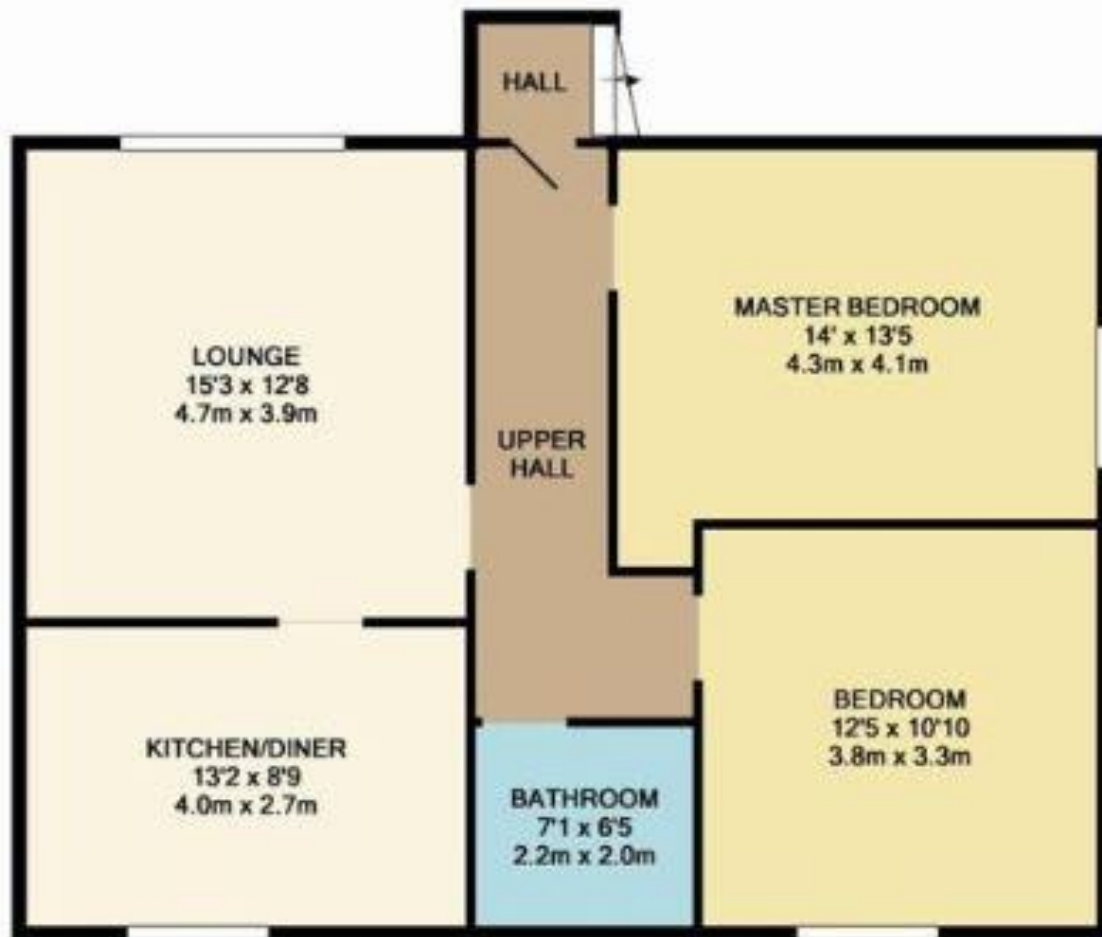
Amenities

Calderbank is a village just south of the town of Airdrie, North Lanarkshire, Scotland. It lies a mile north of the new M8 motorway J6A and on the north banks of the North Calder Water. The village lies 13 miles east of Glasgow city centre and around 34 miles west of Edinburgh. Other nearby towns include: Airdrie, Coatbridge, Bellshill and Motherwell.

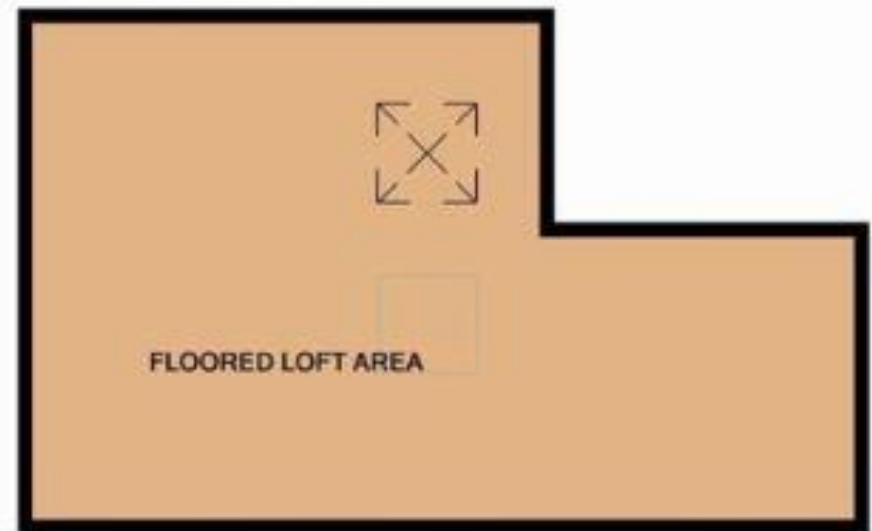
There are local Primary Schools with playing fields in the village within easy walking distance, and the local High School is only 2.5 miles away. There are local shops, a pharmacy, Doctor Surgery and takeaways in the village of Calderbank.



GROUND FLOOR



1ST FLOOR



FLOORED LOFT AREA



Staircase



Bedroom 1



Bedroom 1



Bedroom 2



Bedroom 2



Bathroom



Lounge



Lounge



Kitchen



Kitchen



Garden area for 3 Newbattle Avenue

View from kitchen and bedroom 2 window to the east



Attractive walks

View out of lounge window to the west



Entrance to cycle path just south east of Newbattle Avenue



Path up the north side of village



Walk/Cycle Paths by The North Calder River



Walk/Cycle Paths by The North Calder River



Walk/Cycle Paths by The North Calder River



Walk/Cycle Paths by The North Calder River



Rear Garden



GARDEN FOR 3 NEWBATTLE AVENUE

33.8m

7.35m

18.6m

3 NEWBATTLE AVENUE



Coords: (276862,662808) Grid Ref: NS76866280

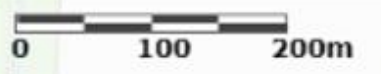
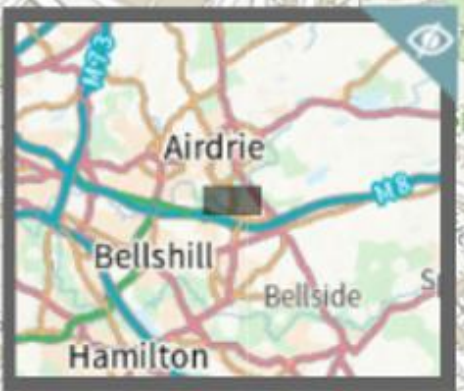
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AIRDRIE

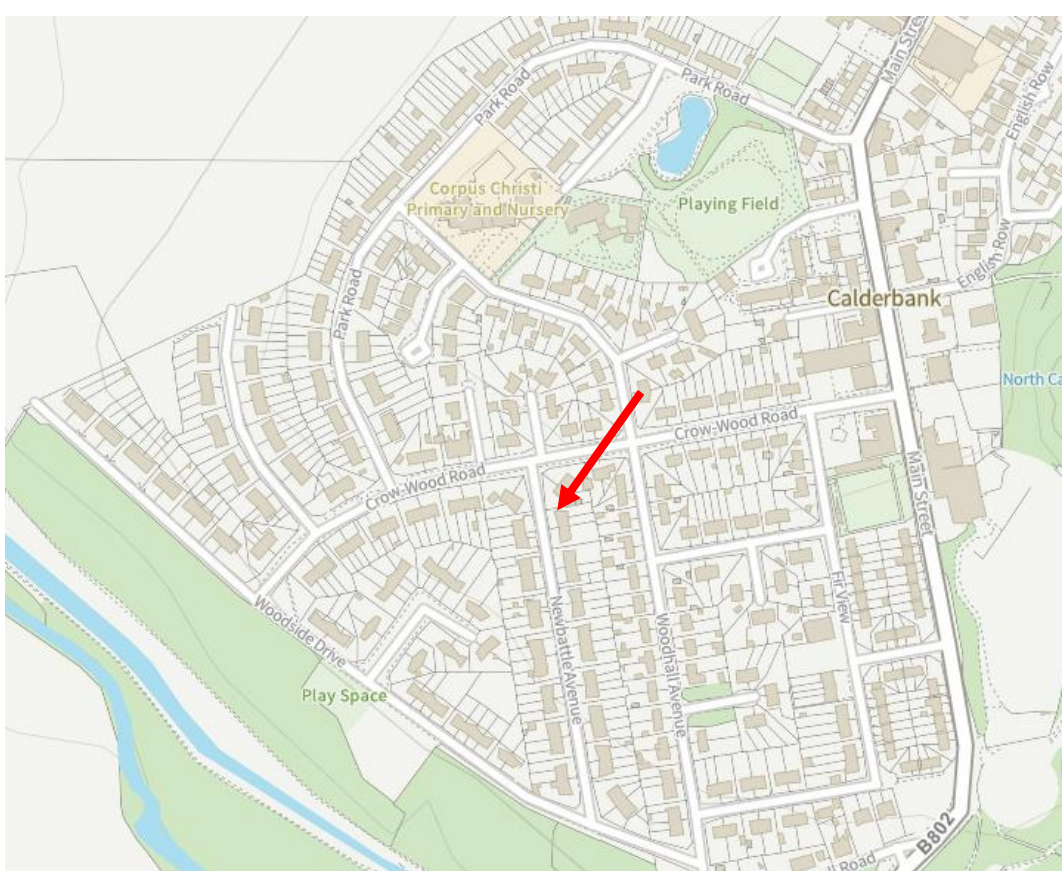
M8

WALKWAY

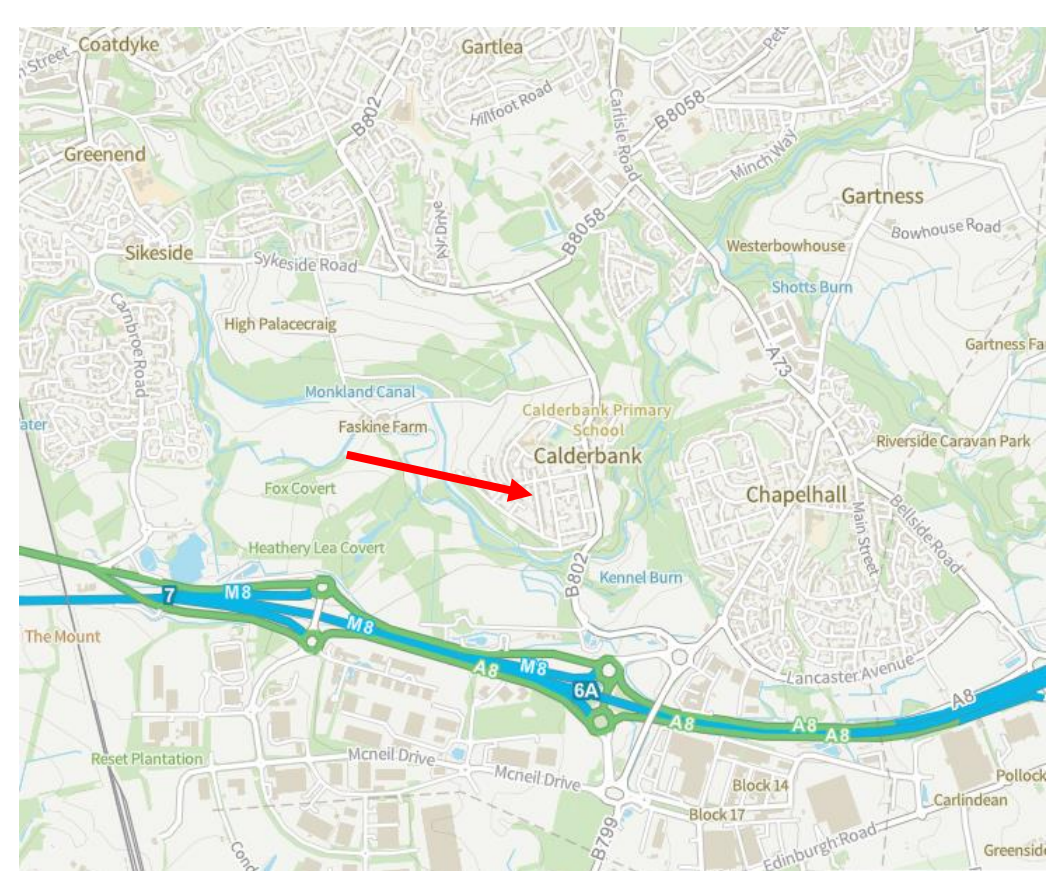


Coords: (277889,662751) Grid Ref: NS77886275

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Exit M8 if
west
bound

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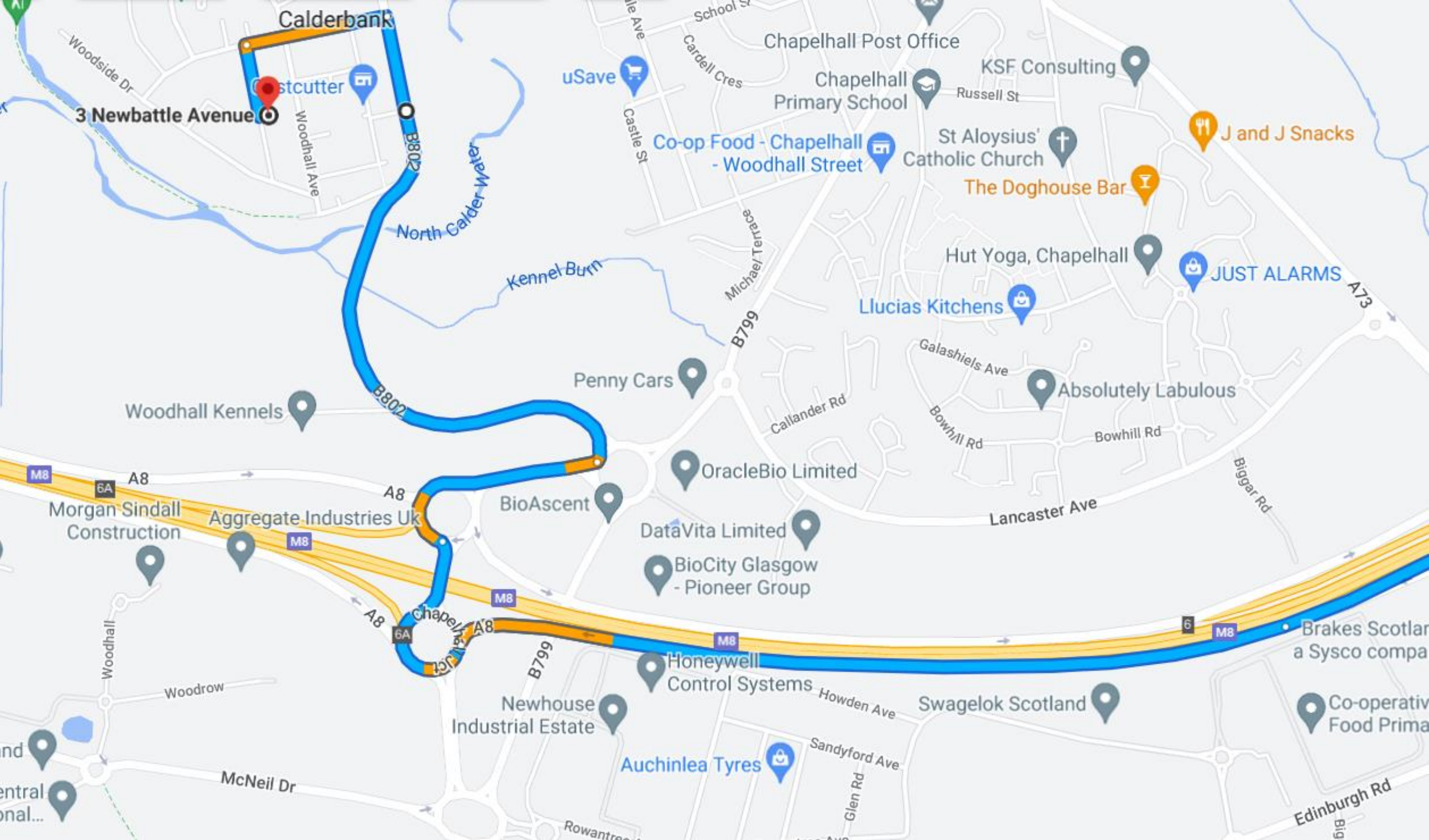
DIRECTIONS

From Glasgow

Take the M8 motorway, keep in the left hand lane at junction 7 (green on plan top right). Take first left at first roundabout. Just after the Euro Central on your right, turn left at the second roundabout signposted Chapelhall. At the third roundabout turn first left signposted Calderbank (see arrow above). Continue into Calderbank up the Main Street and at the second roundabout (just before the spar shop and chip shop) turn left into Crowwood Road. Newbattle Avenue is second left and No.3 is the second house on the left.

From Edinburgh

Take the M8 motorway and take the sliproad off at the Newhouse roundabout (Airdrie A73 Exit). Take the second left at the Newhouse roundabout and it takes you onto the south road (blue map on next page). At the next roundabout take the third exit, make sure you do not go onto Glasgow M8 Road (blue above). Proceed over the M8 (see two green roundabouts other side of M8) and take the second exit signposted Chapelhall. Take the first roundabout to Calderbank and continue as above. See more detailed plan overleaf.



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When coming from Edinburgh, coming off of the M8, take the 3rd exit at the first roundabout, then the 3rd exit at the second roundabout as this road is quite confusing.

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 **ML6 9TS**

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. The shipping container is not included.

Council Tax Band

Council Tax Band A

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.

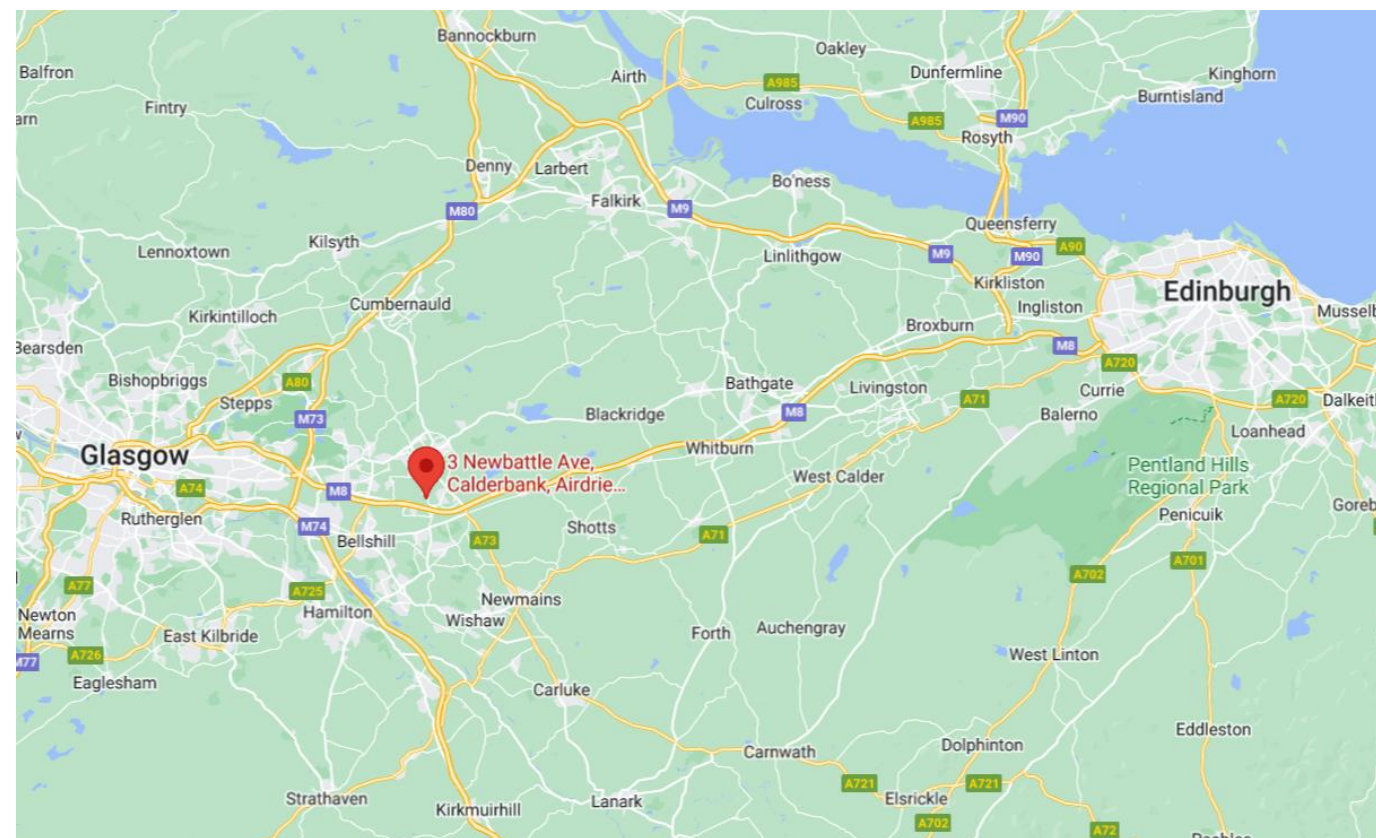
Misrepresentations

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:

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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 intending 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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