

Calder Cottage

CALDER AVENUE, COATBRIDGE, ML5 4JR



**THIS PROPERTY
IS SUBJECT TO A
BUYER'S PREMIUM**



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*Stunning detached 4 bedroom villa in
extensive mature private gardens*



McEwan Fraser Legal are delighted to bring to the market this wonderful property situated on a very quiet street close to all local amenities. A sweeping driveway leads from the avenue to the front and side of this charming and spacious accommodation. Beyond the external storm doors to the front of this home is an internal wood and glass panelled door leading to a spacious hallway. Immediately we notice the original intricate cornicing and ceiling rose which are features seen throughout this wonderful home.

THE LOUNGE



The generous lounge also benefits from such original features as well as a large window to the magnificent front garden and a warming feature fireplace. The bedroom to the front of the accommodation on this level is a very generous double with the usual high ceiling and another very large window overlooking the front garden and driveway. The bedroom to the rear of the ground floor is another generous double with ample room for free-standing furniture.

LOWER BEDROOM 1



LOWER BEDROOM 2



THE KITCHEN/DINER



The substantial dining kitchen is spacious and modern with high-quality counters and cabinets and a host of integrated appliances. With ample room for a full-size dining table in the centre, this is a room which would be at the heart of a family home. From the kitchen, we progress to a very well-appointed utility room which in turn leads to a modern shower room with a white suite and a quality shower cabinet.



THE UTILITY & SHOWER ROOM





The stairway to the upper accommodation leads to a quite stunning bathroom. Entering through an etched glass door and boasting a contemporary black and white finish, this immaculately presented room is very spacious and accommodates a modern white suite with a bath and separate shower cabinet. The bedrooms on the upper level are both very generous in size with the one of the bedrooms an enormous 20+ square meters and hosting a very high-quality German built-in wardrobe and dresser arrangement.

THE BATHROOM



UPPER BEDROOM 3



UPPER BEDROOM 4



With more than 120 feet of garden to both front and rear, this is a very generous plot. The rear garden is both private and secure with a very private decked area currently hosting a large hot tub as well as a patio area and lawn. Mature trees and shrubs ensure privacy, and the special feature is surely the well-insulated large outbuilding with power and plumbing ensuring comfort all year round in this spacious hobby room or workshop area.

The main property benefits from double glazing and central heating as well as its own secure garage.

THE GARDEN





THE ANNEXE



Properties of this size and quality rarely feature on the market and with so many quality upgrades and special features, this is sure to be a very popular property among discerning buyers. Early viewing is therefore strongly recommended.

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions
(Taken from the widest point)

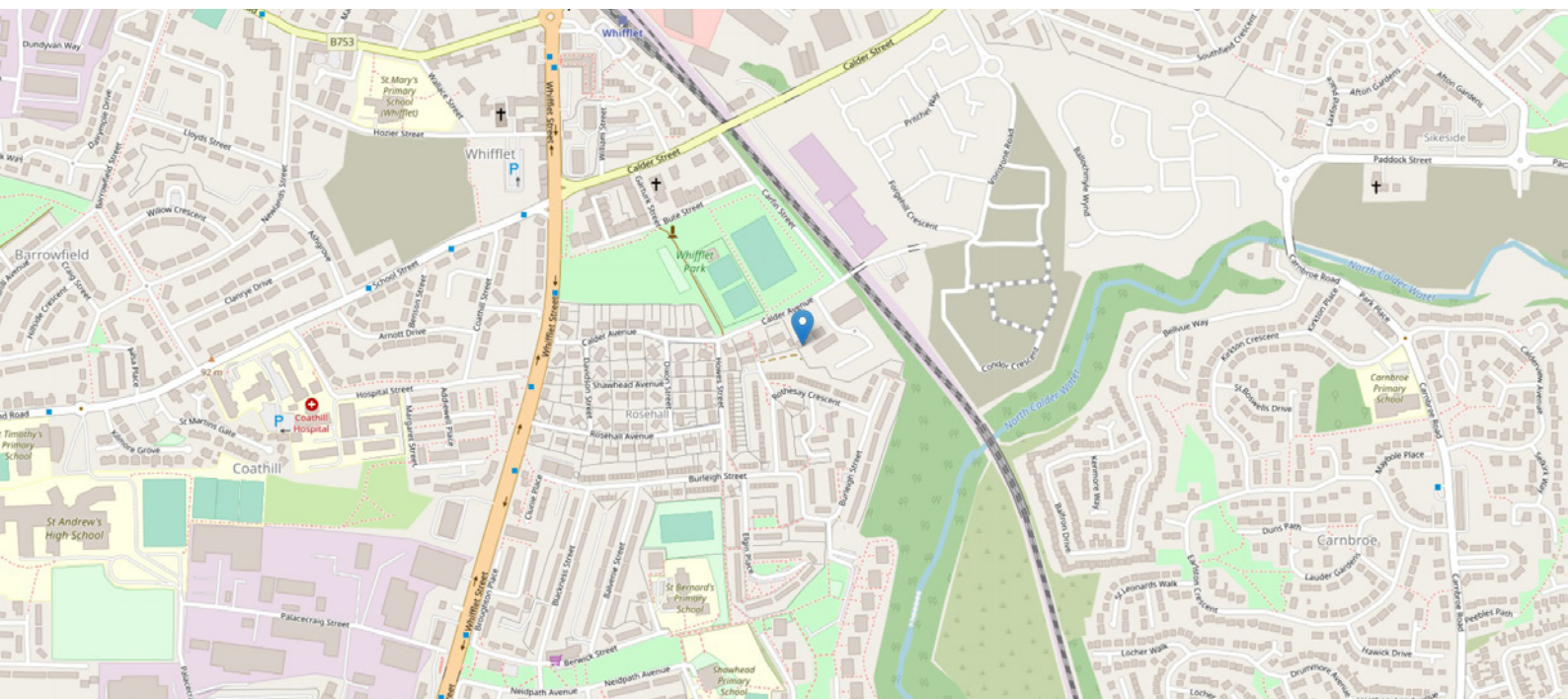
Lounge	4.25m (13'11") x 4.20m (13'9")
Kitchen/Diner	4.45m (14'7") x 4.05m (13'3")
Utility	3.30m (10'10") x 2.10m (6'11")
Shower Room	2.50m (8'2") x 1.30m (4'3")
Bedroom 1	4.20m (13'9") x 3.80m (12'6")
Bedroom 2	3.60m (11'10") x 3.60m (11'10")
Bedroom 3	5.10m (16'9") x 4.60m (15'1")
Bedroom 4	5.10m (16'9") x 3.50m (11'6")
Bathroom	3.60m (11'10") x 2.50m (8'2")
Store	1.94m (6'4") x 1.60m (5'3")

Garage	8.50m (27'11") x 3.30m (10'10")
Workshop	2.50m (8'3") x 1.40m (4'7")
Annexe Lounge/Kitchen	7.15m (23'5") x 2.40m (7'10")
Annexe Bedroom	4.35m (14'3") x 2.70m (8'10")
Annexe Shower Room	2.40m (7'10") x 1.10m (3'7")

Gross internal floor area (m²): 158m²
EPC Rating: E

Buyer's Premium Value: £4500.00

Extras (Included in the sale): Some items may be available by separate negotiation.



THE LOCATION

Calder Cottage on Calder Avenue in Coatbridge is a great place to live and commute from. The transport links by bus and rail (Whifflet railway station) are frequent and it's a mere five-minute drive to Coatbridge town centre and Faraday retail park.





For those travelling by car, the main motorway links are close at hand meaning all areas of central Scotland are easily accessible on a daily basis. There is a good range of schools and amenities within easy reach, making it a very popular place to call home.



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Part
Exchange
Available



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