




McEwan Fraser Legal
 Solicitors & Estate Agents
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Arderyth
 CONDORRAT ROAD, GLENMAVIS, AIRDRIE, ML6 0PP

the location

Arderyth on Condorratt Road is only 2 minutes drive from the popular area of Glenmavis and is a great place to call home. The transport links by bus are frequent to the nearby towns of Coatbridge and Airdrie where rail links mean Glasgow City Centre and all its shops and attractions are attainable in a mere 30 minutes or so. 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 that are commutable in the vicinity and various amenities within easy reach making it a very popular place to live.

We are delighted to offer to the market this stunning and very rarely available lower conversion which offers exquisite period charm set alongside very stylish, comfortable, modern and extremely flexible accommodation. This magnificent home was

originally commissioned by a well known local solicitor and sheepdog expert who wanted somewhere unique to call home and where he could enjoy the stunning scenery with his trusted four-legged friends, he certainly created that.

No expense was spared in the attention to the exquisite period detailing that now makes up the lower conversion part of this magnificent property. Set in tranquil grounds this property is absolutely brimming with charm and comfort and will be a very popular listing for anyone who loves the freshness of the countryside but still wishes to remain in close proximity and commute to major towns and amenities such as Coatbridge, Airdrie, Cumbernauld and Glasgow.



“...Arderyth on Condorratt Road is only 2 minutes drive from the popular area of Glenmavis....”



the property

The accommodation comprises of a stunning brand new fitted kitchen, finished in a beautiful range of white units and worktops with a fantastic island unit, induction hob, chilled drinks fridge and great dining space. This is the ideal kitchen for entertaining with friends and family and the chef will never be far away from the party. There are built-in appliances which also include two large fridge freezers, dishwasher, microwave and combi grill, electric oven and a washing machine. The charming window seat offers the perfect place to sit in the warmth of the sun with a coffee and a good book, absolute heaven.

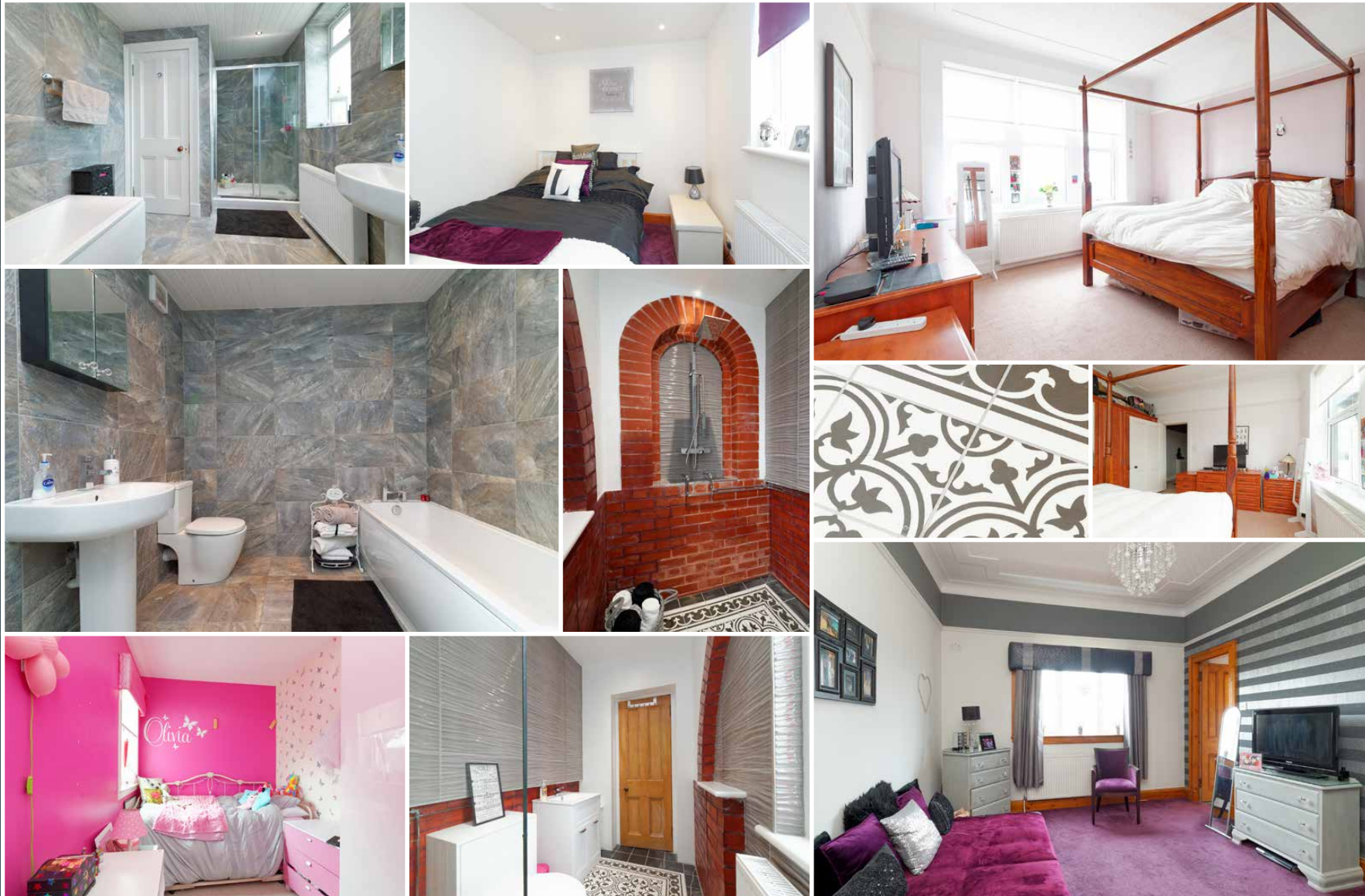
The lounge is an incredible size and is a feast of period detail, with original beam ceiling work still beautifully intact. The feature fireplace, stunning period bay windows that flood the room with natural light and the size of the room have to be seen

to be appreciated. The large hallway with tall ceilings offers a spacious area to effortlessly move from room to room.

There are three/four bedrooms in this lovely home depending on the needs of the occupants. The fourth bedroom is very flexible and could also make an excellent home office or if pure luxury is your penchant then it makes the ultimate walk-in wardrobe and make-up area. The master bedroom is a good size and has a brand new stunning en-suite wet-room that has to be seen to be appreciated, it is spacious, unique and the features are simply exquisite. The newly fitted family bathroom is a real wow! Beautifully tiled and very well appointed, with a white suite including a bath a large standalone mains shower enclosure.



“...This is the ideal kitchen for entertaining with friends and family....”



Approximate Dimensions
(Taken from the widest point)

Kitchen/Diner	6.17m (20'3") x 4.20m (13'9")
Lounge	4.30m (14'1") x 4.20m (13'9")
Bedroom 1	4.20m (13'9") x 3.60m (11'10")
En-suite	3.40m (11'2") x 1.60m (5'3")
Bedroom 2	4.40m (14'5") x 4.20m (13'9")
Bedroom 3	4.60m (15'1") x 2.30m (7'7")
Bedroom 4	3.40m (11'2") x 2.30m (7'7")
Bathroom	2.40m (7'10") x 2.36m (7'9")

Gross internal floor area (m²): 145m²
EPC Rating: F

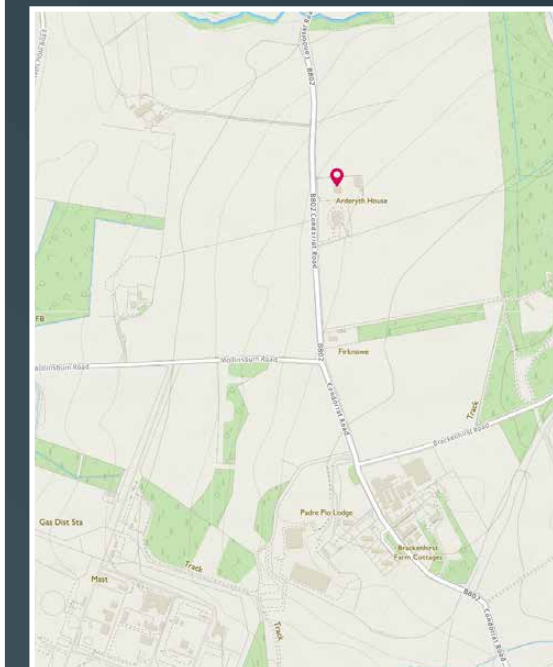


Image credit: <https://www.ordnancesurvey.co.uk/osmaps/>



There is also a private sun patio and extensive garden and shared driveway area. Some properties tick all the boxes and this is certainly one of them. Given the extensive gardens, fully upgraded accommodation, exquisite period charm and the unique location, this truly is a once in a lifetime opportunity for someone to move to a more relaxed and more peaceful place to call home. We can clearly see it makes a completely unique place to call home, you will see it too. Early viewing is strongly advised.




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