

Plot of Land No1 at Cloverhill Cottage

AVENUEHEAD ROAD, GARTCOSH, NORTH LANARKSHIRE, G69 8HW



*A dream plot with full planning consent for a stunning
architect-designed three bed detached bungalow*



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The plot for sale (one of only two in total) forms part of a very rarely available parcel of land extending to some 940 sq metres each. The plots have a frontage of approximately 22 linear metres with their widest points being splayed at approximately 28 metres, both plots have a length of 38 metres.

The individual plots have been designed to offer the new owners the quintessential “house on the hill” that most people dream about. The open views are unrestricted and on a clear day last for miles and miles. Open skies, with bright sunny open land and access via a charming private road shared with a nearby house and farm, means this plot offers a place for anyone who likes a more peaceful and utterly unique place to call home.

THE PLOT





THE SITE PLAN



PROPOSED PLANS

The plot has full planning permission for the erection of a three bedroom detached bungalow (with integral garage) which when finished will have considerable value.



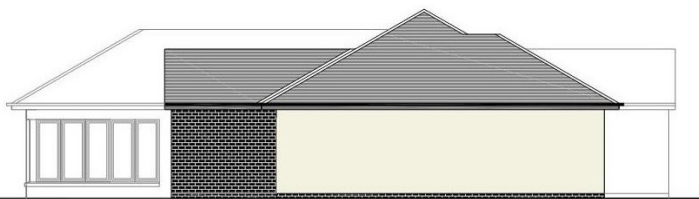
FRONT ELEVATION AS PROPOSED



LEFT ELEVATION AS PROPOSED



REAR ELEVATION AS PROPOSED



RIGHT ELEVATION AS PROPOSED



The proposed house is situated within a plot of approximately 940 sq m with full planning for a single-story property comprising:

- Entrance hall
- Lounge
- Kitchen/dining room with utility room
- Three bedrooms with master bedroom en-suite
- Family bathroom
- Patio
- Integral garage
- Garden space with stunning open aspects.

The plots have water and electricity services adjacent to their entrances. Sewerage will be by septic tank.

Self-build plots are extremely popular and good ones are a real rarity, these two are just perfect. Early viewing is absolutely essential for anyone interested in building their own 'Grand Design' on a semi-rural plot with good links to nearby schools, amenities and excellent transport links across Central Scotland.

THE LOCATION

Cloverhill, Avenuehead Road, Gartcosh is a real jewel for a building plot, located just a stone's throw from Johnston Loch and 'The Tea House on the Loch'.





The plot's (only two in total) are conveniently located for local road and rail services to surrounding areas and Glasgow city centre. For commuters wishing to use private transport, there are road links enabling access to the M73, M8, M74 and main arterial route enabling them easy access to main Centres of business and Commerce. The local railway station is within a 5 minute journey. As is the ever popular town of Moodiesburn also accessible within less than a 5 minute journey.

The surrounding suburbs of Baillieston and Coatbridge provide a wealth of shopping facilities including The Main Street Shopping Complex, the Quadrant and The Faraday Retail Park, boasting a number of high street retailers. Also, within a short drive away, is the Glasgow Fort Shopping Complex and The Forge Shopping Centre and Retail Park. Further extensive shopping in Glasgow city centre is approx ten to fifteen minutes by car. For recreational pursuits, The Showcase Cinema Complex and surrounding restaurants are located at Uddingston. The Time Capsule Swimming and Leisure Centre at nearby Coatbridge, Bowling and various Golf Clubs are located in the surrounding area.



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