



Forrest Street
Airdrie
ML6 7AR

6 
3 
7 

Offers Over £420,000

This substantial stone built detached villa is best known as Rosslee Guest House and has been run as a successful Bed & Breakfast for several decades.

The property itself has a painted sandstone exterior with rendered gables and is set beneath a natural slate roof. The internal floor area is circa 2600 sq ft. which makes this an excellent sized family home with spacious apartments throughout.

Another appealing feature of the house is the possible development of the site (subject to appropriate permissions and warrants) as the property is situated on an exceptionally large plot which includes both a generous front and rear garden in which neighbouring properties (with similar curtilage) have managed to build on in previous years.

The front garden is approached with a sweeping tarmac driveway which leads to generous parking area outside the front of the property. On the right-hand side of the driveway is a large garage.

The remainder of the front garden has a good size lawn with mature trees. The more substantial rear garden is generally lawned, including a drying area, with further mature trees beyond. An original boundary wall surrounds.



Home Report Valuation
£435,000

www.onesurvey.org

Council Tax Band

EPC Rating F



Internally the property provides excellent size rooms throughout and, as the floor plan shows, many of these have been enhanced with the addition of modern en suite shower rooms.

The current accommodation comprises main family lounge/drawing room, separate bay windowed sitting room and a downstairs double bedroom with window to the rear. The remainder of the downstairs area has a further large study/bedroom and at the rear is a focal point modern breakfasting sized kitchen with adjacent utility room and then door leading through to a large storeroom. The main family bathroom is also situated on the ground floor and comprises a modern four piece suite with shower enclosure, free standing bath and a modern wash hand-basin and w.c.

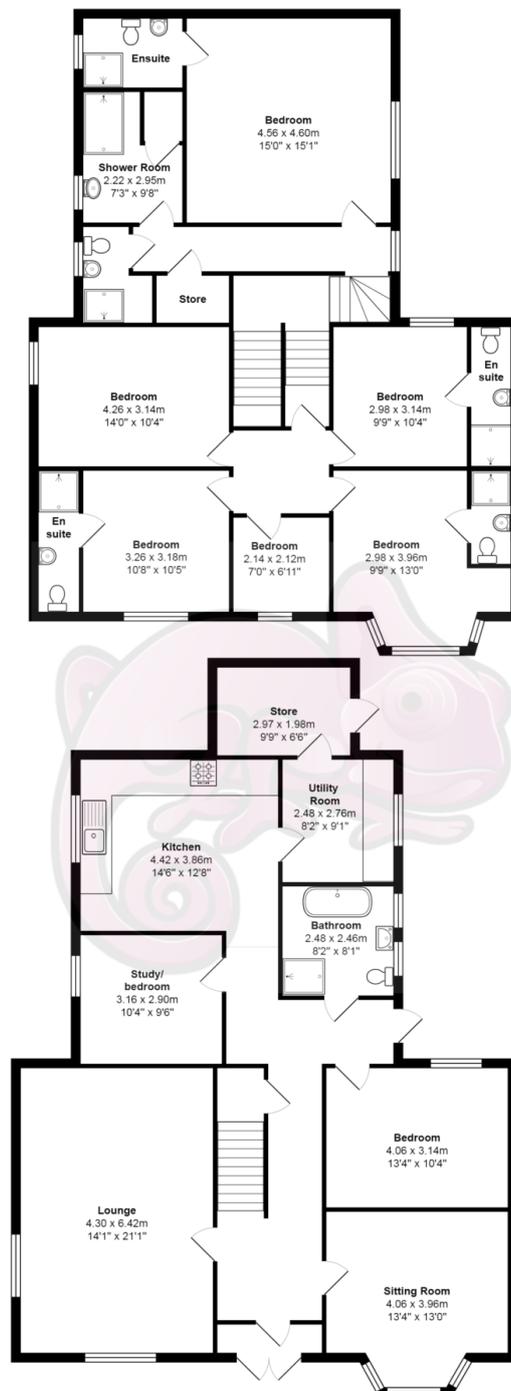
On the upper floor the front part of the house comprises five bedrooms in total (three of which have en suite shower rooms) and then from here the rear landing area provides access to another exceptionally large double bedroom with en suite shower room, two shower rooms and a walk in cupboard.

The property is heated with gas central heating and predominately has modern PVC double glazed windows.



Vendor Comments

When I walked in the door to Rosslee almost 20 years ago I felt the home had a peaceful, spiritual vibe which has remained throughout our ownership. I am sure the new owners will also feel the same.



Total Area: 243.6 m² ... 2622 ft²

All measurements are approximate and for display purposes only

Location

The property enjoys a very convenient setting with excellent transport links to both Glasgow and Edinburgh as well as many other stops across the central belt. There are a number of primary schools/nurseries nearby and Caldervale High School is situated a short distance away. Various supermarkets, shops and restaurants are locally placed. With Airdrie town centre only a short distance away, the property offers an ideal location for all amenities. Other transport links including the M8 & A8 provide easy access to Glasgow, Edinburgh, Stirling and surrounding neighbouring towns across Lanarkshire.





www.propertybureau.co.uk

Glasgow Stirling Helensburgh **Lanarkshire**

13 Broomknoll Street, Lanarkshire, ML6 6BN

**enquiries@propertybureau.co.uk
01236 758111**

Whilst this brochure has been prepared with care, it is not a report on the condition of the property. Its terms are not warranted and do not constitute an offer to sell. All area and room measurements are approximate only. Floorplans may not be to scale.

