



555 Stirling Road | Riggend | Airdrie | North Lanarkshire | ML6 7SS

www.cclproperty.com

555 Stirling Road, Riggend, Airdrie, North Lanarkshire, ML6 7SS

- Immaculate 4 / 5 bedroom house
- Large conservatory
- 1.5 acres
- Substantial outbuildings
- Home business opportunities
- Former kennels & cattery
- Suitable for a variety of uses

Summary

CCL is thrilled to present "Arcadia," a pristine 4-bedroom house that promises an exceptional living experience. Nestled on 1.5 acres of beautifully maintained land, this property features a spacious conservatory, perfect for enjoying the serene surroundings year-round. The estate also boasts substantial outbuildings, offering ample space for storage or to undertake a variety of projects. Previously utilized as kennels and a cattery, Arcadia presents unique opportunities for home-based businesses. Whether looking to cultivate a peaceful family home or explore entrepreneurial ventures, Arcadia is highly adaptable to suit many needs. Early viewing is highly recommended.

Situation

Arcadia, nestled in Riggend, Airdrie, is a charming locale that perfectly balances urban convenience with the serenity of rural life. Airdrie is a large town that offers a plethora of amenities including diverse shopping options, eateries, and entertainment venues. The city is also equipped with comprehensive healthcare services and Genesis Place, a state-of-the-art recreation center catering to fitness and leisure needs.

Education is a priority in Airdrie, with several reputable schools such as New Monkland Primary and Chapelhall Primary, ensuring quality learning experiences for children. Transport connectivity is a highlight, with the Airdrie-Bathgate rail link providing efficient access to Edinburgh and Glasgow. Road links are robust, thanks to the proximity to major highways and the recent enhancements like the 40th Ave interchange, facilitating easy commutes to Glasgow and beyond.





The Business

This expansive 1.5-acre site offers an exceptional opportunity to revitalize and transform into a modern, fully compliant pet boarding service, perfectly positioned to meet the high demand in the local area.

The property includes a cattery equipped with 18 spacious and comfortable pens for cats, ensuring a stress-free environment for feline guests. Additionally, there are two kennel buildings on the premises. The first, attached to the main house, features several pens and an extensive outdoor exercise area covering approximately 240 square meters, ideal for dogs to play and relax. The second building, currently repurposed as a workshop and storage area, holds the potential for conversion back to kennel use, effectively doubling the kenneling capacity.

Moreover, the site boasts an exercise compound and a paddock, providing ample space for the physical and mental stimulation of boarded pets. With its generous land span and comprehensive facilities, The Arcadia Pet Hotel is a unique opportunity to establish or expand a pet care business, promising scalability, versatility, and success in a high-demand market.



Property

Arcadia is an immaculately presented 4-bedroom house that offers a perfect blend of modern amenities and serene living. As you enter through the front door, you are greeted by an L-shaped hall with sleek laminate flooring, setting the tone for the elegant interiors that await.

Directly ahead lies a spacious room, currently utilized as an office, featuring a window that offers views of the former cattery and carpeted in neutral tones for a calm working environment. Across the hall, the main lounge exudes spaciousness and brightness, with plush carpeting, recessed downlighting, and double front aspect windows that fill the room with natural light.

The residence boasts a modern WC with a tiled floor, conveniently located for guests. Further enhancing the ground floor is the contemporary kitchen, equipped with a comprehensive range of base and wall-mounted units, an integrated dishwasher, an oven, and an induction hob. Adjacent to the kitchen, a spacious pantry provides ample storage space. The kitchen area is well-lit and opens through double patio doors into a large conservatory. This stunning space offers panoramic views of the garden, making it an ideal spot for relaxation or entertaining guests. The conservatory has been upgraded with new roof and is well insulated.

The dining conservatory, a splendid extension of the property, includes a large dining table and a separate seating area, perfect for hosting dinner parties. Patio doors from the conservatory provide access to the beautifully landscaped rear garden, inviting you to enjoy the outdoors.

Upstairs, the property features four large double bedrooms, each carpeted and decorated in soothing neutral tones. Large windows in each bedroom allow for abundant natural light and offer picturesque views of the garden. The principal bedroom is a true retreat, highlighted by a freestanding bath with enough space to add an ensuite bathroom, offering privacy and luxury.

The main bathroom mirrors the home's modern aesthetic with a slick contemporary design, featuring a large walk-in shower, WC, and wash hand basin. Chrome towel rails and an electric heated mirror add a touch of sophistication.

This property combines functionality with style, making it an ideal home for those seeking a comfortable and luxurious living space.



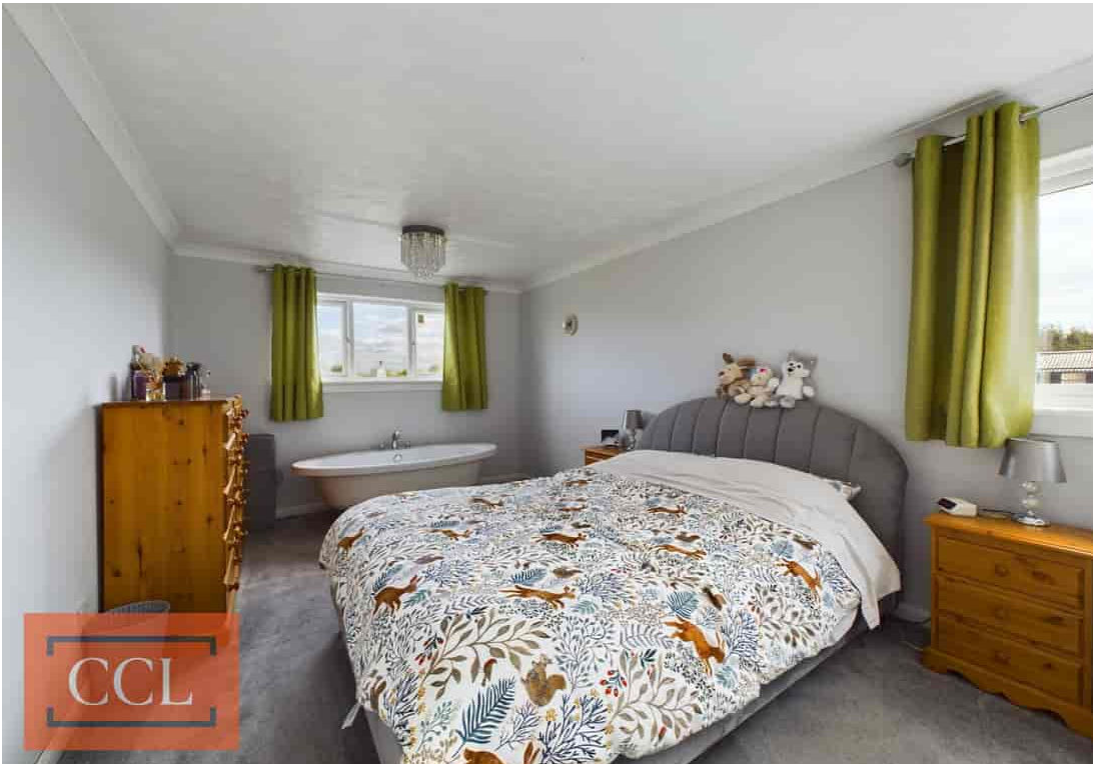
External

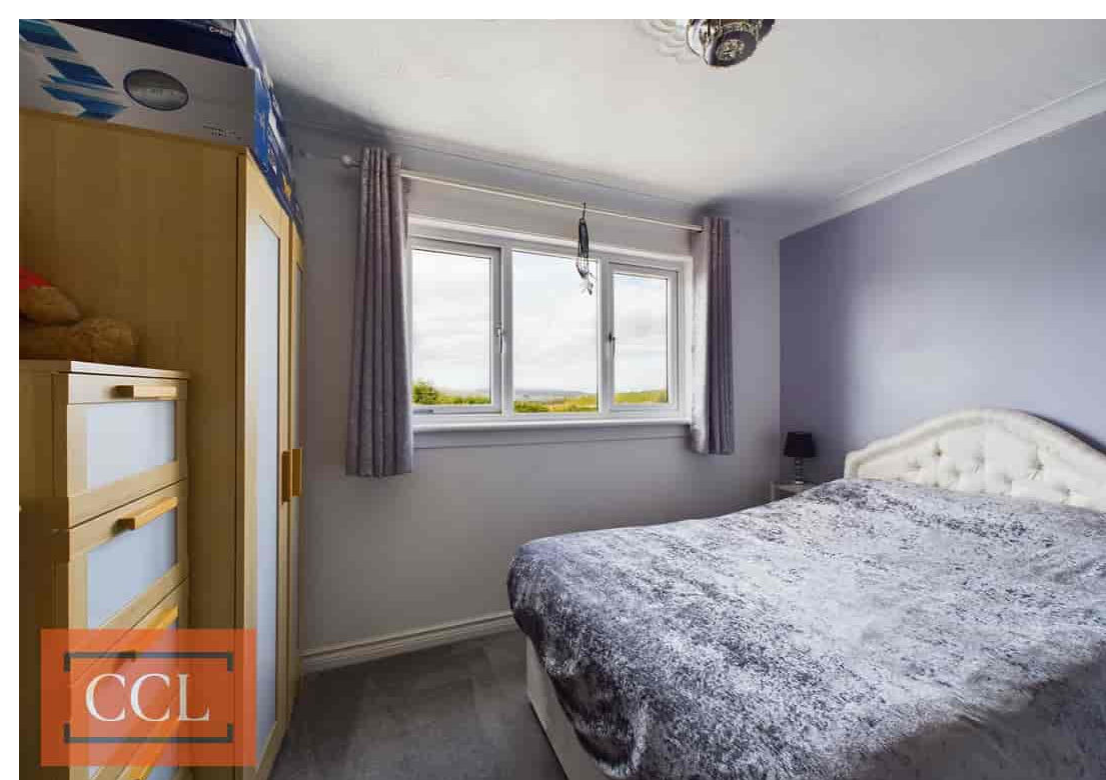
Nestled within a tranquil 1.5-acre estate, Arcadia boasts a secure and serene environment. A gravel driveway, flanked by large lawns on both sides, leads to ample parking space. There is also a securely fenced exercise area designed for canine exercise.

The property features a conservatory that opens onto a rear garden, complete with a pond and patio area, perfect for relaxation and outdoor gatherings. Arcadia is also home to two spacious kennel buildings and a cattery building.

Surrounded by mature trees and hedges, the property enjoys a rural setting, offering a peaceful retreat into nature's embrace.









Tenure

Scottish equivalent of Freehold

Services

Oil Central electricity and water. Drainage top septic tank.



All appointments to view this or any of our other properties must be made through the vendors sole agents:

CCL Property

62 High Street, Elgin, Moray, IV30 1BU

T: 01343 610520

www.cclproperty.com

Important: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. All offers should be in writing to CCL Property with whom the purchasers should register their interest if they wish to be advised of a closing date.