

# WINDYRIDGE

560 STIRLING ROAD, RIGGEND, AIRDRIE



**Galbraith**



# WINDYRIDGE 560 STIRLING ROAD, RIGGEND AIRDRIE, ML6 7SS

Residential property with industrial unit and yard.

Junction 5 M80 3 miles ■ Glasgow 15 miles ■ Stirling 17 miles

- Industrial unit extending to approximately 2,125 sq.ft (200 sq.m)
- Surfaced yard approximately 0.45 acres
- Extending to approximately 2.82 acres in total
- 2 bedroom bungalow extending to approximately 1,121 sq.ft (104 sq.m)
- 1.55 acre paddock
- Potential for alternative uses



**Galbraith**

Office Address

 OnTheMarket



## LOCATION

Windyridge is located to the east of the A73 at Riggend which lies approximately 3 miles north the town of Airdrie in North Lanarkshire. The property is located approximately 3 miles south of Junction 5 of the M80 at Cumbernauld and is well located in central Scotland being under 30 minutes' drive of Glasgow and Stirling and within 1 hours drive of Edinburgh.

## DESCRIPTION

The subjects comprise an area of surfaced yard extending to approximately 0.45 acres, with further land located to the north down to grass extending to approximately 1.55 acres.

Immediately to the east of the yard there is a steel portal frame workshop/garage extending to approximately 200 sqm (2,152 sq.ft) with 6.20m eaves, concrete floor and electrically operated roller shutter door on the western elevation.

To the north, there is a two-bedroom bungalow, with a kitchen, sitting room, bathroom and garage. The property is in need of refurbishment and extends to approximately 104 sq.m (1,121 sq.ft). Externally, the property has rendered walls, a pitched tile roof and UPVC double glazing throughout.

## RATES/COUNCIL TAX

The industrial unit has a rateable value of £8,700.

The bungalow is council tax band E.

## HOME REPORT

A Home Report for the bungalow has been prepared, and details can be provided on request.

## SERVICES

Mains Electricity  
Mains Water  
Private Drainage  
Oil Fired Centra Heating

## ENERGY PERFORMANCE CERTIFICATES

The shed has an EPC rating of A+.

## ASKING PRICE

Our clients are seeking offers over £400,000 for their freehold interest in the subjects.

Interested parties will be notified of any closing date and requested to submit an offer. Galbraith will issue the required form of offer

to interested parties on notification of the closing date. The form of offer will include the minimum information required and timescales for completing the transaction.

## LEGAL

There is a right of access over the southern access in favour of the owner of the land to the south. A gas main runs through the land to the north of the house and yard.

Each party will be responsible for their own legal costs incurred and the ingoing tenant will be responsible for the payments of LBTT, registration dues and VAT incurred therein.

## VAT

All figures are quoted exclusive of VAT.

## ENTRY

To be mutually agreed.

## POST CODE

ML6 7SS

## WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: ///export.clots.client.

## SOLICITORS

Bell Russell & Company,  
111 Graham Street,  
Airdrie,  
ML6 6DE

## ANTI MONEY LAUNDERING (AML) REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers.

To enable us to complete these checks purchasers will need to provide along with their offer either:

- originals of primary (eg a passport) and secondary (eg current council tax or utility bill) ID; or
- copies of such primary and secondary ID certified and dated by the purchasers' solicitors as true copies along with written confirmation from the purchasers' solicitors that they accept that we will be relying on this copy ID for AML purposes.

Failure to provide this information may result in an offer not being considered.





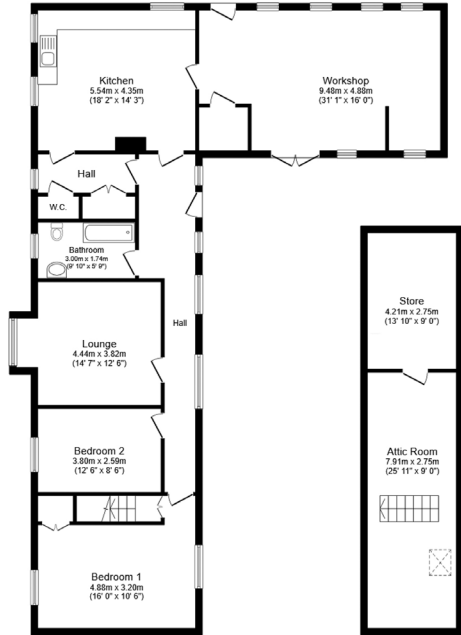
**VIEWING AND FURTHER INFORMATION**

For further information or to arrange a viewing please contact the selling agents:

Galbraith  
Suite C  
Stirling Agricultural Centre  
Stirling  
FK9 4RN  
Tel: 01786 434 600

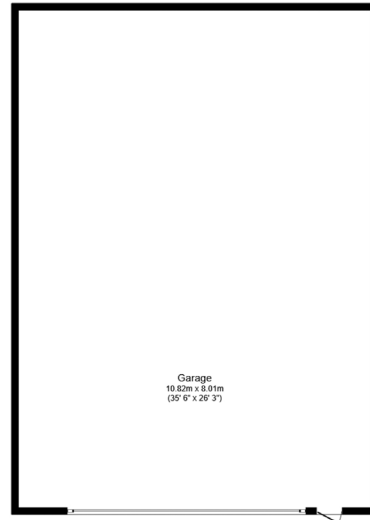
Harry Stott  
07909 978 644  
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Ground Floor

First Floor



Garage

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

