



# FORRESTFIELD HOUSE

AIRDRIE, NORTH LANARKSHIRE

**Galbraith**







## FORRESTFIELD HOUSE, AIRDRIE, NORTH LANARKSHIRE

A rural smallholding with state of the art dog breeding facilities just 10 minutes from the M8 motorway providing easy access to Glasgow and Edinburgh.

Airdrie 6 miles ■ Glasgow 24 miles ■ Edinburgh 30 miles

- 3 reception rooms 4 bedrooms
- Large flexible accommodation extending to approximately 220 sqm
- Private secure grounds and ample parking area
- Easily commutable from local towns and cities
- Professional dog breeding facilities, also suitable for a wide variety of hobbies or business uses such as dog boarding, training, grooming or private veterinary practice.

About 1.3 Ha (3.2 Acres)

### Galbraith

Stirling  
01786 434600  
stirling@galbraithgroup.com



SITUATION

Forrestfield House is situated about 3 miles to the east of the village of Caldercruix in rural North Lanarkshire, some 6 miles east of Airdrie and approximately 24 miles east of Glasgow. The property is very well located benefitting from easy access to the surrounding villages and onto main A-class roads providing useful access to the M8 and M80 motorways.

Caldercruix provides local day to day amenities including two local stores and a pharmacy. The nearby town of Airdrie offers a wider range of facilities including a cinema, supermarkets, an excellent range of shops and sports/recreational facilities.

Forrestfield is within easy commuting distance of the City of Glasgow, Scotland's largest City, being within about 20 miles to the west of the property. Glasgow offers world renowned shopping outlets, businesses and entertainment facilities. Glasgow Airport is within 45 minutes (30 miles) drive and Edinburgh Airport is within 30 minutes (23 miles) both offer regular flights to London and a wide range of international destinations. The nearby railway stations of Caldercruix (about 3 miles) and Airdrie (about 6 miles) offer regular train services to and from Edinburgh Waverley, Glasgow Queen Street and beyond.

DESCRIPTION

Forrestfield House is a detached villa, set within private grounds just off a minor public road. The accommodation is spread across two levels and benefits from a large double garage that can accommodate several cars. Through the front door you go into a hallway with stair leading to the first floor. From the hallway you enter the main living space with 3 well-sized bedrooms, one with en-suite, family bathroom, large living room with a traditional log burner and a spacious kitchen/dining room. The kitchen has a utility room with additional access to the garden area. Upstairs there is an grooming room, large sitting area with kitchenette, WC, and a double bedroom. A unique opportunity for someone to run a successful business using the well-equipped outbuilding that was refurbished to a very high specification for professional dog breeding by the vendor.

ACCOMMODATION

Ground Floor: Lounge, kitchen/dining room, utility, bedroom one, ensuite, bedroom two, bedroom three, family bathroom, study, puppy rooms one and two.

First Floor: Grooming room, sitting room with kitchenette, shower room, bedroom four.

GARDEN AND GROUNDS

The property benefits from its own enclosed garden with access onto the surrounding grounds. The grounds extend to approximately 3.2 acres which is made up of a mix of pasture, amenity woodland, and garden. The boundary is secured by fencing. The grounds could be used for various pursuits including grazing, dog training, or equestrian purposes.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband	Mobile
Mains	Mains	Private	Freehold	LPG	Band E	Band D57	FTTP	YES

FLOOD RISK

Flood maps of the area can be viewed at <https://map.sepa.org.uk/floodmaps/FloodRisk/Search>

POST CODE

ML6 7RY

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: <https://what3words.com/workroom.wolves.tone>





## OUTBUILDING

The property includes a large outbuilding that has been recently refurbished as a state of the art dog breeding facility. All surfaces are impervious and easily cleaned for the highest standards of hygiene. A large entrance area provides storage for outdoor clothing and shoes, and leads to a very flexible large main area with an open-plan kitchen including washing machine, tumble dryer, dishwasher, fridge and sink with hot and cold water. One door leads to a secure, covered patio area and another to a large grass exercise area. There are 10 additional individual suites for dogs/puppies. The main features include:

- Seamless resin floor throughout
- Underfloor heating throughout, powered by an efficient air-to-water heat pump
- Every room has UPVC doors and is individually thermostatically controlled
- Thermoformed PVC wall-cladding
- Mechanical ventilation heat recovery (MVHR) system simultaneously supplies fresh air and extracts stale air throughout
- CCTV coverage in every room
- Fire alarm system



**SOLICITORS**

Clancys - 20, 22 Torphichen Street, Edinburgh, EH3 8JB

**LOCAL AUTHORITY**

North Lanarkshire Council, Civic Centre, Windmillhill St, Motherwell ML1 1AB

**FIXTURES AND FITTINGS**

No items are included unless specifically mentioned in these particulars.

**VIEWINGS**

Strictly by appointment with the Selling Agents.

**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. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified

Failure to provide required identification may result in an offer not being considered.

**HEALTH & SAFETY**

Appropriate caution should be exercised at all times during inspection particularly in reference to any livestock present and working machinery and equipment on the property.



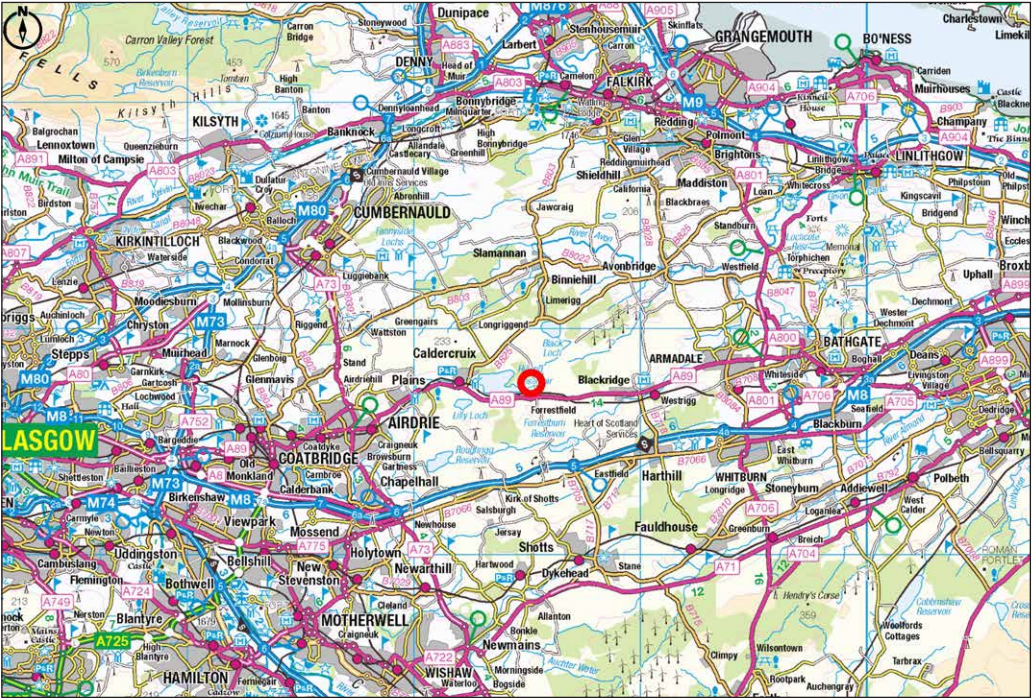




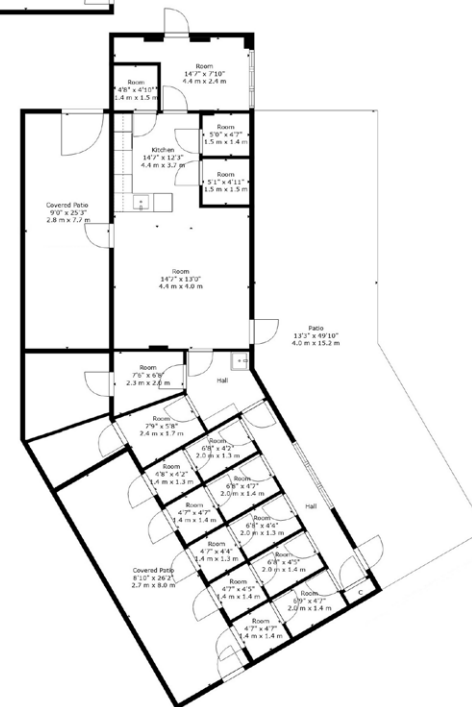
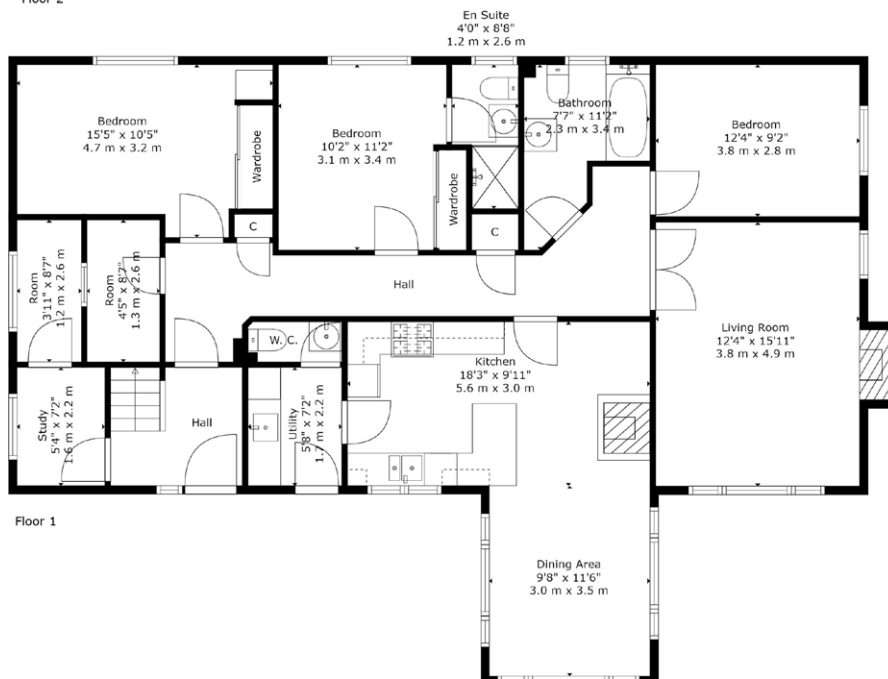
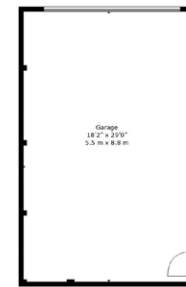
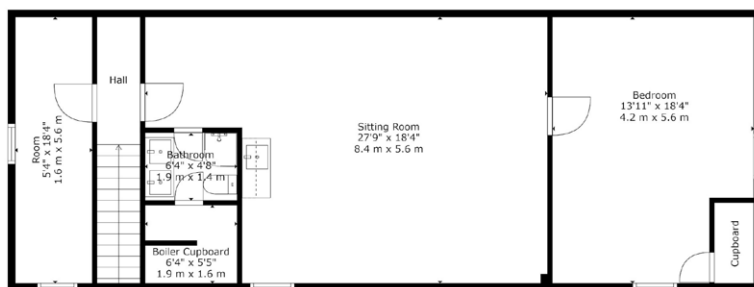




\*The snipe quarry is no longer in use.







**TOTAL: 3014 sq. ft, 280 m2**

FLOOR 1: 1368 sq. ft, 127 m2, FLOOR 2: 1001 sq. ft, 93 m2, FLOOR 3: 645 sq. ft, 60 m2  
EXCLUDED AREAS: UTILITY: 41 sq. ft, 4 m2, "": 138 sq. ft, 13 m2, FIREPLACE: 10 sq. ft, 1 m2,  
PATIO: 932 sq. ft, 86 m2, COVERED PATIO: 233 sq. ft, 22 m2, GARAGE: 527 sq. ft, 49 m2,  
LOW CEILING: 272 sq. ft, 25 m2, BOILER CUPBOARD: 16 sq. ft, 1 m2, WALLS: 338 sq. ft, 30 m2

All Measurements Are Calculated By Cubicasa Technology - Deemed Highly Reliable But Not Guaranteed. Visit Our Website - <https://www.filmworx.co.uk>

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## IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in August 2025.





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