




McEwan Fraser Legal
Solicitors & Estate Agents
01698 537 177

119A New Trows Road
LESMAHAGOW, SOUTH LANARKSHIRE, ML11 0EW



The property is situated in the village of Lesmahagow, which is approximately a ten-minute drive from Hamilton. The M74 is convenient and nearby to the property, providing easy access both north and south-bound, with excellent road links to the surrounding towns and cities, including Glasgow and Edinburgh via the M8 motorway.

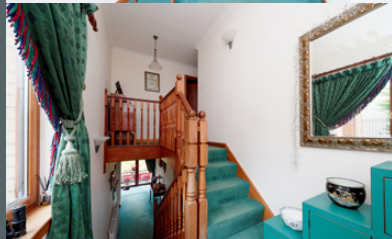
The village offers a wide range of amenities, including the recently opened Tesco store and fuel station, which is complemented by a variety of local businesses, including a Post Office, two banks, beauty salon, hairdressing salons, florist, gift shop, café/deli, pharmacy, opticians, vets, medical surgery and dentist. There are two modern new built primary schools, Milton Primary, which is in the process of having a new building constructed and Woodpark Primary, which recently moved to new premises. The newly constructed High School hosts the Lesmahagow Sports Facility, which is a multi-purpose sports and leisure centre. The village has a real community feel and active community council and hosts its own Highland Games, agricultural show and Christmas “open doors” evening for residents and visitors.

The River Nethan runs through the village and offers excellent trout fishing, beautiful scenery and wildlife. The neighbouring towns of Hamilton and East Kilbride offer a broad selection of retail facilities including the EK Shopping Complex, Cinema and Ice Rink, Kingsgate Retail Park, Regent Shopping Centre and Palace Grounds Retail Park and Cinema. There is a wealth of first-class sports and recreational facilities nearby, including Esporta Sports Centre as well as Chatelherault and Strathclyde Country Parks. There is excellent private schooling at Hamilton College in Hamilton.



EXTERIOR & GARDENS

FOUR BEDROOM, DETACHED VILLA, SET AMIDST FABULOUS MATURE GARDENS IN THIS STUNNING LOCATION



We have great pleasure in offering to the market this four bedroom, detached villa, set amidst fabulous mature gardens in this stunning location.

A huge amount of time and effort has been spent by the present owners in creating a really special home. It has been imaginatively designed to offer complete flexibility and individuality and great emphasis has been placed on the creation of easily managed and free-flowing space on a bright layout. Room usage throughout can be adapted to meet individual purchasers needs and would be of massive appeal to a growing family, as a particular feature of the home is the high degree of privacy.

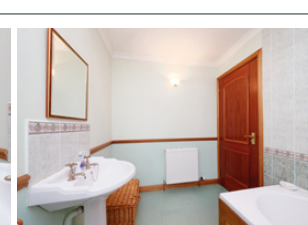
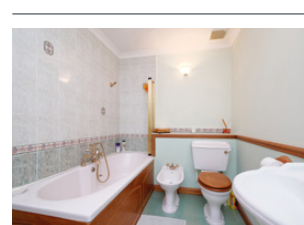
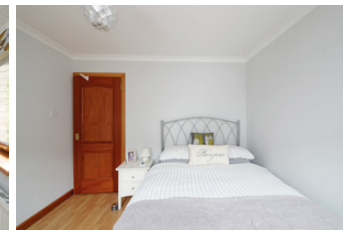
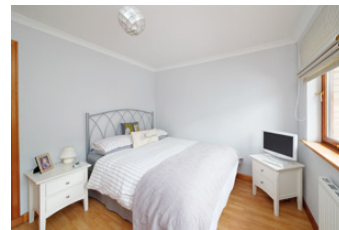
The internal accommodation comprises of a welcoming upper reception hallway with a staircase to the upper-level sleeping accommodation and lower level living accommodation. On the lower level there is a hallway with storage and WC, a stunning formal lounge with feature fire and two windows which flood the room with light, a fantastic country style kitchen/diner with range cooker, separate dining room with French doors to the mature gardens, a second sitting room, a very useful utility room and finally a study that would be suitable to use as a home office

The upper level comprises of four, well-proportioned bedrooms. The master benefiting from an en-suite shower room. The remaining three bedrooms are all doubles and two feature fitted wardrobes. All of the rooms have ample space for additional free standing furniture if required. A tiled four-piece bathroom suite with shower over bath can also be found on this level and completes the accommodation internally.

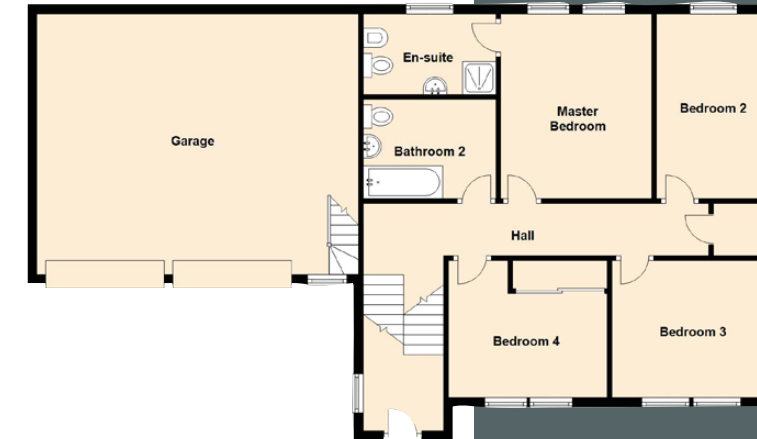
The specifications of the property include double glazing, gas central heating to radiators, a Hive system and 16 solar panels on the roof.

There are mature gardens to the side and rear which are a haven for wildlife and a stunning spot to spend a lazy summer's day. Also to the rear garden is a Summer House. To the front of the property, there is a driveway providing off-road parking for several vehicles and a good sized double integral garage, which could easily be converted into additional living accommodation (Subject to obtaining necessary planning consents) if required.





SPECIFICATIONS



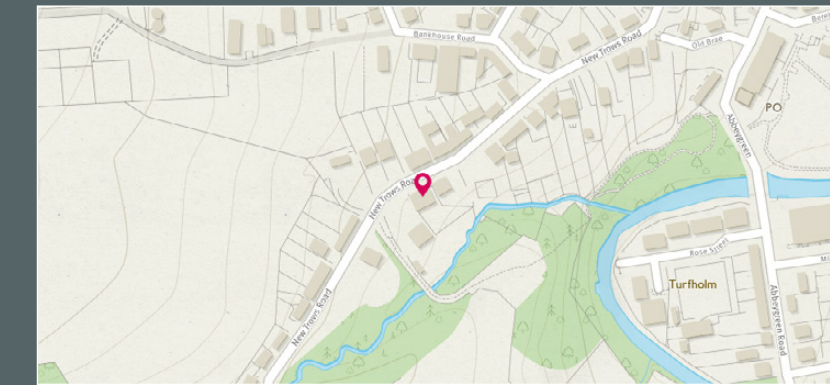
Approximate Dimensions (Taken from the widest point)

Lounge	5.70m (18'8") x 4.20m (13'9")
Study	2.70m (8'10") x 2.40m (7'10")
Kitchen/Diner	5.38m (17'8") x 3.90m (12'10")
Utility	4.30m (14'1") x 2.40m (7'10")
Store	2.40m (7'10") x 2.40m (7'10")
Dining Room	3.50m (11'6") x 2.90m (9'6")
Family Room	4.20m (13'9") x 4.20m (13'9")
Store	2.60m (8'6") x 1.72m (5'8")
Bedroom 2	3.90m (12'10") x 2.40m (7'10")
Bedroom 3	3.10m (10'2") x 2.90m (9'6")
Bedroom 4	3.10m (10'2") x 2.90m (9'6")
Master Bedroom	3.90m (12'10") x 3.20m (10'6")
En-suite	2.80m (9'2") x 1.70m (5'7")
Bathroom	2.60m (8'6") x 1.70m (5'7")
Bathroom 2	2.20m (7'3") x 2.00m (6'7")
Garage	6.80m (22'4") x 5.50m (18'1")

Gross internal floor area (m²): 193m²

EPC Rating: C

Extras (Included in the sale): All fitted carpets and floor coverings.






Solicitors & Estate Agents

Tel. 01698 537 177
 www.mcewanfraserlegal.co.uk
 info@mcewanfraserlegal.co.uk

**Part
 Exchange
 Available**

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing.

Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only.



Text and description
SCOTT YULE
 Surveyor



Professional photography
CRAIG DEMPSTER
 Photographer



Layout graphics and design
ALLY CLARK
 Designer