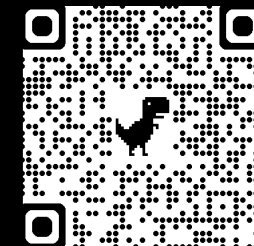


FOR SALE

OFFERS OVER  
£265,000



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**Motherwell**

Dalzell House  
ML1 2SJ

Council Band E

## 2 BEDROOM FLAT, STATELY HOME

Baronial Castle Setting | Communal Gardens | Period Property | Barrell Vaulted Ceilings |  
Wood Burning Stove | Close To Main Transport Links | Close to Town Centre | Two Garages  
| EPC - E



Arrange a viewing: 01555 661435  
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## Dalzell House, Motherwell, ML1 2SJ

Dalzell House is a substantial Grade-A listed baronial castle which situated in the former Dalzell Estate. The current building is centred round a late 15th century tower house which was built by the Dalzells' of the Hamilton family and later received significant extension work during the 17th and 19th centuries. The property and attached outbuildings were extensively refurbished in the mid-1980s to provide 18 stunning individual properties. The house sits within acres of woodland known as Dalzell Park. The area is known as a haven for dog walkers and bird watchers. It is attached to Baron's Haugh, which is an RSPB site. There are miles of marked woodland walks which continue down to the Clyde. There is a real countryside feel which has created a friendly and neighbourly community who look after each other. This isolated parkland setting provides you with the best of both worlds because Motherwell Town Centre, with all the amenities of a large town, is practically on your doorstep. Motherwell train station is around five minutes away by car providing direct trains to Glasgow and Edinburgh, while the M74 is at hand providing access to the central belt and beyond. You are also close to Knowetop Primary and in the catchment area for Dalzell High School, which are two of the best regarded state schools in Lanarkshire.



Morison and Smith are delighted to present this magnificent two-bedroom basement flat to the market. This unique two-bedroom family home is one of 18 properties formed from the breath-taking Dalzell House and out-buildings. The property consists of open plan living space, kitchen, two double bedrooms and a shower room. Internally, the property is in fantastic condition having been well maintained by the current owners. Accommodation is arranged over one floor. The property has been beautifully finished whilst retaining the character and feel of a baronial castle. Features include feature fireplace with wood-burning stove, barrel vaulted ceilings, tower bedroom, private car parking, two single garages, communal gardens, patios and shared spaces. EPC-E

Dalzell House is entered via a security entrance into the communal entrance hallway which allows access to the separate residences. The property is located down a small set of spiral stairs from the main entrance of the house. The welcoming hallway provides access to the primary bedroom, shower room, open plan living space and two large storage cupboards. The kitchen and bedroom two are accessed from the open plan living space.



The impressive living room has a magnificent barrel-vaulted ceiling which spans over 10 meters in length. This magnificent multi-purpose space gives a real sense of medieval grandeur. With a feature fireplace incorporating a log burner at the far end of the room. The room can be utilised for relaxing, entertaining, working, studying or playing all within the same space. Natural light is provided by several high-level feature windows.

The split-level kitchen is access from the living space and provides a great selection of both wall and base units finished in a cream shaker style with granite worktops. A large multi oven range cooker compliments the kitchen in style and functionality. An exterior door leads from here to one of the many impressive communal patios.

Bedroom one is located back towards the main entrance and features a barrel-vaulted ceiling, built in mirrored sliding door wardrobe and two windows providing natural light. This room is believed to be the former chapel. Bedroom two is located at the base of the tower so has a unique round shape with two small arrow slit type windows providing natural light.

The fully tiled shower room consists of WC, Wash hand basin, and shower cubicle with electric shower.

Externally the property shares from magnificent communal gardens, patios and courtyards. The property also benefits from two single garages which provide both security for vehicles and additional storage.

### Accommodation

Living Room 14.32m x 6.41m (at longest points)

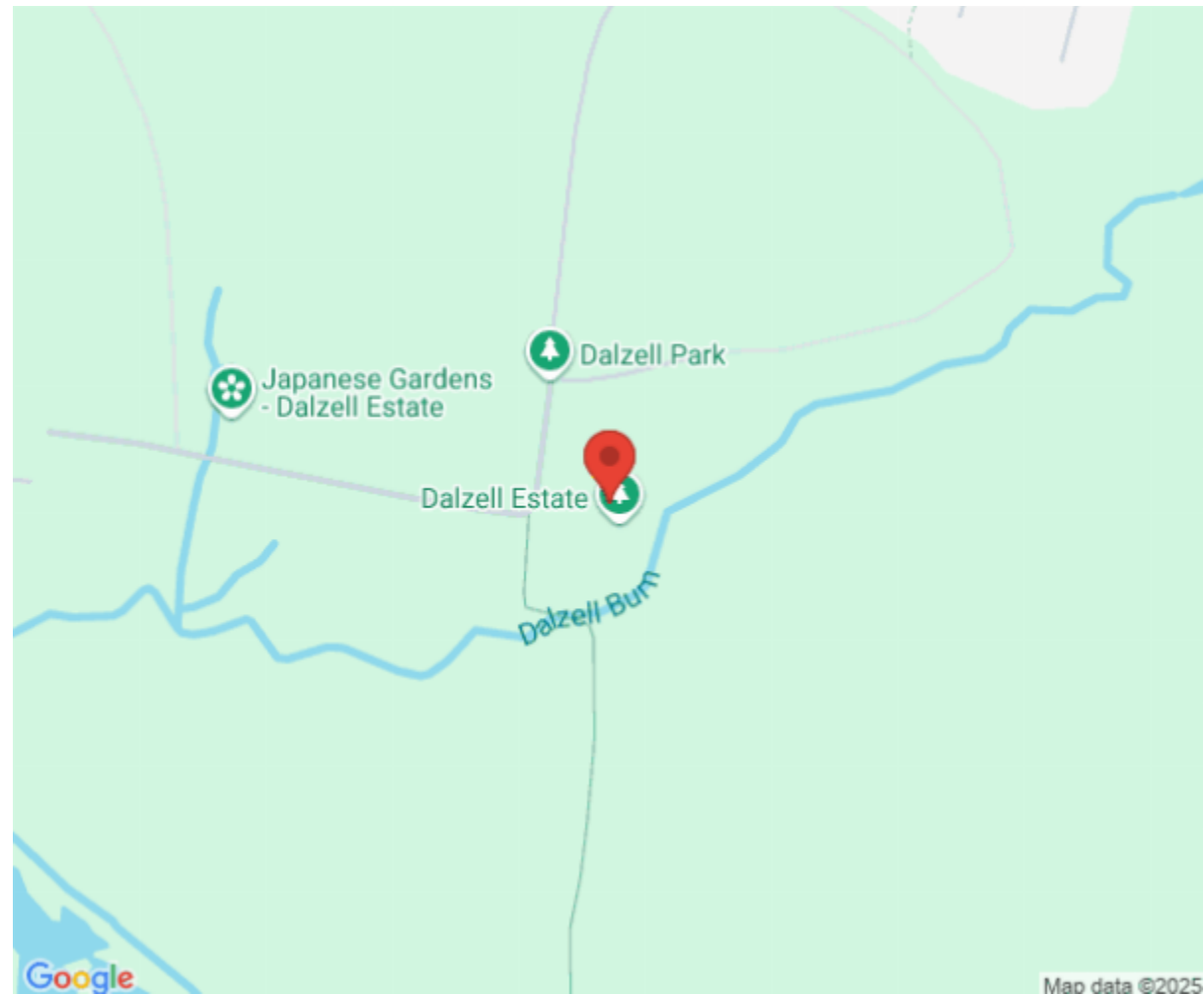
Kitchen 6.21m x 2.64m

Bedroom 1 4.28m x 3.51m

Bedroom 2 3m x 2.61m (at longest points)

Shower Room 2.68m x 2.02m (at longest points)






**Morison & Smith**  
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#### Disclaimer

Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract on offer, nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital/sonic-measuring device and are taken to the widest point. We have not tested the electricity, gas or water services or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. If there is any part of this that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.