



Village Estates

Independent Estate Agents & Mortgage Advisors



Chapelton

17 Wellbrae

ML10 6RT

4 Bedroom Detached

Lounge • Kitchen • Conservatory
4 Bedrooms • Bathroom • Shower Room
Extensive Gardens • Driveway

17 Wellbrae is a beautiful 4 bedroom detached property built circa 1848 and was the old Smithy situated in the much sought after village of Chapelton and is 1 of the oldest buildings remaining.

The property comprises of a welcoming hallway leading to a spacious-fitted kitchen which includes a generous range of base and wall-mounted units with breakfast bar offering space for dining. The hallway also leads to a stunning lounge with log burner. The lounge leads to a beautiful mezzanine through open stairwell which can ideally be utilized as a study. The lounge also leads to a spacious conservatory with French doors leading to the rear garden. The accommodation continues with 2 generous size bedrooms which can also be utilized as sitting rooms, home office, dining room or playroom. The lower level is complete with a modern family bathroom comprising of a 3-piece white suite with a walk-in shower enclosure.

The upper level accommodates 2 further double bedrooms and a spacious shower room comprising of a 2-piece white suite with walk-in shower.

The property also benefits from a system of gas central heating and is fully double glazed. Externally the property sits on a fantastic plot with an extensive private garden to the rear. There is a driveway running adjacent to the property. There are many amenities within walking distance including a local grocer's shop and primary school.

Viewing is essential to appreciate the accommodation on offer on this fabulous 4-bedroom property.

- | | | | |
|-----------------|---------------|-----------------|---------------|
| • Hallway | | • Bedroom No. 1 | 4'45" x 3'42" |
| • Lounge | 6'04" x 4'16" | • Bedroom No. 2 | 4'45" x 3'10" |
| • Mezzanine | 3'76" x 2'27" | • Shower Room | |
| • Conservatory | 3'13" x 2'86" | | |
| • Kitchen | 3'14" x 2'67" | | |
| • Bedroom No. 3 | 5'03" x 4'22" | | |
| • Bedroom No. 4 | 3'76" x 2'95" | | |
| • Bathroom | | | |

These particulars are believed to be correct and do not form part of any contract. Measurements have been taken using a sonic tape and may be subject to a small margin of error. Electrical/Gas fittings have not been tested and are assumed to be in working order. Photographs are included for information purposes only and it should not be assumed that any item is included in the purchase price of the property.

Ref. No. VEC25.3708













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