



cruive
ESTATE AGENTS

OFFERS OVER

£625,000

East Kilbride, G75 0QL

PROPERTY SUMMARY

Benlairs House is an exceptional detached country home extending to circa 3800sqft, surrounded by generous gated garden grounds, and nestled within beautiful Lanarkshire countryside. Whilst enjoying the advantages of a rural setting, the location of this stunning home remains conveniently close to both Strathaven and East Kilbride.

Upon entering this lovely family home via an entrance vestibule, the ground floor accommodation extends to broad and welcoming central reception hallway, living room/bedroom five, formal lounge and dining room with two sets of patio doors leading onto gardens, dining kitchen with integral appliances, utility room, rear porch/boot room and three-piece shower room.

On the upper level the well-appointed apartments are accessed from a galleried hallway. The accommodation consists of family five-piece bathroom with 'his and her' wash hand basins, four double bedrooms; master with luxury en-suite bathroom and dressing room; bedroom two with en-suite shower room. The considerable attic space which could potentially be converted subject to necessary planning can be accessed via a Ramsay ladder from the upper landing.

5



4



3











Floor 1

Floor 2

TOTAL: 383 m2
FLOOR 1: 211 m2, FLOOR 2: 172 m2
EXCLUDED AREAS: PORCH: 5 m2, " " : 18 m2, LOW CEILING: 12 m2,
ATTIC: 11 m2

This Floorplan Is Intended To Give An Indication Of The Layout Only.

LOCAL AUTHORITY

South Lanarkshire

TENURE

Freehold

COUNCIL TAX BAND

G

VIEWINGS

By prior appointment only

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| Scotland | | |
| | EU Directive 2002/91/EC | |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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