



OFFERS OVER

£165,000

Lesmahagow Road
Boghead, ML11 0JA

PROPERTY SUMMARY

This traditional extended cottage built circa 1890 exudes charm and individuality. With beautiful countryside views and deceptively spacious accommodation this lovely property offers the opportunity to obtain a characterful family home.

Behind the attractive facade lies a layout of spacious apartments comprising, entrance vestibule, reception hallway with storage off, formal lounge with dual aspect traditional recessed windows and original fireplace, downstairs double bedroom, large walk-in dressing room/single bedroom and three-piece family bathroom with over-bath shower.

Located to the rear of the property is a spacious farmhouse style kitchen with utility area off and a substantial conservatory utilised by the current owners as a family/games room. Accessed via French doors from the conservatory is a large, raised timber deck from which the stunning countryside views can be enjoyed. A further three bedrooms are located on the upper level, the master enjoying the views to the rear. The first-floor accommodation is completed by a modern shower room.

4



2



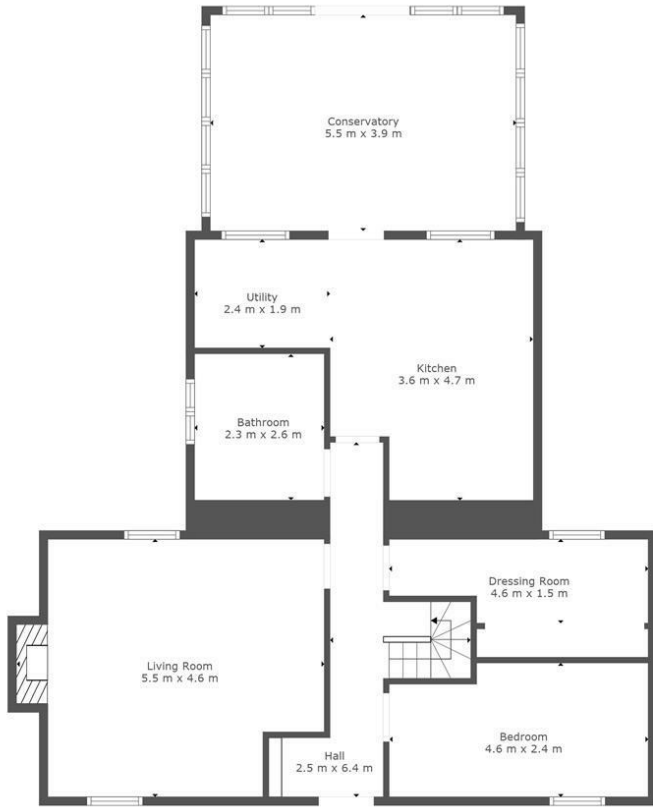
2











Floor 1



Floor 2



TOTAL: 148 m²
 FLOOR 1: 105 m², FLOOR 2: 43 m²
 EXCLUDED AREAS: LOW CEILING: 19 m²

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



LOCAL AUTHORITY

South Lanarkshire

TENURE

Freehold

COUNCIL TAX BAND

D

VIEWINGS

By prior appointment only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		23	43
(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



OFFICE ADDRESS
 9 Townhead Street
 Strathaven
 ML10 6AB

OFFICE DETAILS
 01357 510088
 judithmcgill@cruive-estateagents.co.uk