



OFFERS OVER

£625,000

East Kilbride, G75 0QL

PROPERTY SUMMARY

*****CLOSING DATE FRIDAY 1ST NOVEMBER AT 12PM***** Enjoying prime position within the most beautiful of settings is this incredible unique home. Designed and constructed by the current owners, perfectly blending contemporary living within a rural environment, Two Barns is unequivocally an architectural triumph. Set within approx an acre of garden grounds and with stunning uninterrupted views over surrounding countryside, the property offers the rare opportunity to obtain a home of this calibre in arguably one of the most picturesque South Lanarkshire locations.

The cleverly designed layout of spacious apartments with polished concrete flooring throughout ground level comprises; entrance vestibule, substantial reception/dining hall, striking double height modern kitchen with integrated appliances and large island open to lounge/family room with feature log burning stove and bi-fold doors onto patio ideal for outdoor entertaining. The formal lounge also benefits from double height and log burning stove. Both these apartments are well positioned to enjoy the best of the pretty views from the vast picture windows, giving a real feel of bringing the outside in.

Also located at ground level are two well-appointed double bedrooms both with fitted wardrobes, one of which has its own en-suite shower room, utility/boot room with rear access, two-piece cloaks/wc and hall storage.

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LOCAL AUTHORITY

South Lanarkshire

TENURE

Freehold

COUNCIL TAX BAND

G

VIEWINGS

By prior appointment only

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(82 plus) A			
(81-91) B			77
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
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



Two Barns, Arpochill Farm
East Kilbride, G75 0DL



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