



OFFERS OVER

£315,000

**Brae Falls Cottage, Stonehouse**  
Larkhall, ML9 3PE



## PROPERTY SUMMARY

**CLOSING DATE WEDNESDAY 14TH @ 12PM** Situated amongst the most picturesque South Lanarkshire countryside with elevated views all the way to Loudounhill is this beautiful and unique family home. With substantial accommodation, generous grounds, and a stunning setting, this lovely property offers a family the opportunity to live the rural dream.

The spacious layout of apartments comprises; broad and welcoming reception hallway, large hall storage cupboard, sizable front facing lounge/dining room with feature fireplace, perfectly positioned to enjoy the best of the incredible views, conservatory, traditional farmhouse style kitchen with Rayburn, rear hallway leading to utility room, three-piece family bathroom, and downstairs double bedroom.

On the upper floor accessed via a bright and airy landing you will find a further two sizeable double bedrooms both with fitted wardrobes, one having the luxury of a walk-in dressing room. The first floor accommodation is completed by a four-piece family bathroom.

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2



2







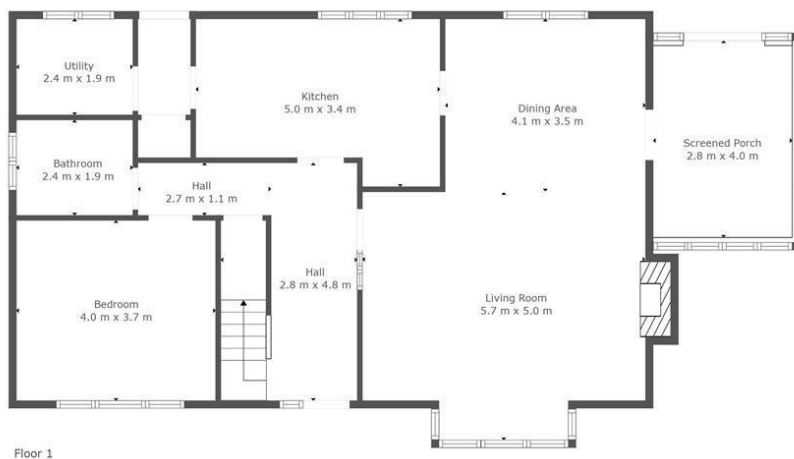
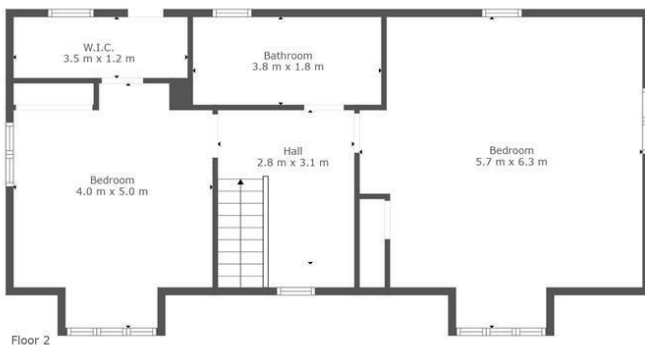












**TOTAL: 166 m<sup>2</sup>**  
**FLOOR 1: 101 m<sup>2</sup>, FLOOR 2: 65 m<sup>2</sup>**  
**EXCLUDED AREAS: SCREENED PORCH: 12 m<sup>2</sup>, FIREPLACE: 1 m<sup>2</sup>, LOW CEILING: 8 m<sup>2</sup>**

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



## LOCAL AUTHORITY

South Lanarkshire

## TENURE

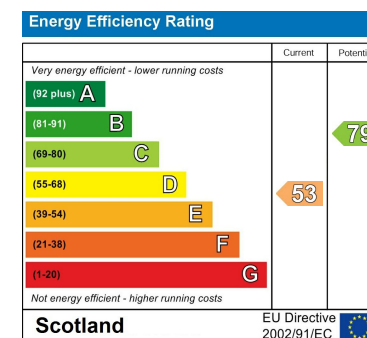
Freehold

## COUNCIL TAX BAND

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## VIEWINGS

By prior appointment only



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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