



OFFERS OVER

£299,000

Burnhouse Cottages
Auldhuse, G75 9DP

PROPERTY SUMMARY

Surrounded by beautiful Lanarkshire countryside this charming, three-bedroom, semi-detached cottage set amidst circa 0.3 acre of garden grounds offers the opportunity to acquire a real rural idyll. With its pretty location, deceptively spacious accommodation, and double detached garage/workshop this lovely family home is sure be popular to a broad range of buyers.

The generous layout of apartments comprises; entrance vestibule, reception hallway, bright front facing lounge with log burning stove, dining room with French doors leading to pleasant patio area, double bedroom, fitted farmhouse style kitchen, utility porch, and three-piece shower room

On the upper floor accessed via a light and airy landing are a further two well-proportioned double bedrooms enjoying the best of the stunning outlook, one of which has the benefit of fitted wardrobes. The attic space accessed via the rear bedroom closet has potential to be further developed into an en-suite facility with the necessary planning.

This attractive family home further benefits from oil fired central heating, double glazing, driveway with ample space for multiple vehicles, and a detached double garage currently utilised as workshop by the present owners; the garage has been constructed with a view to being converted into a self-contained annex with electricity, and insulation already in place.

3



1



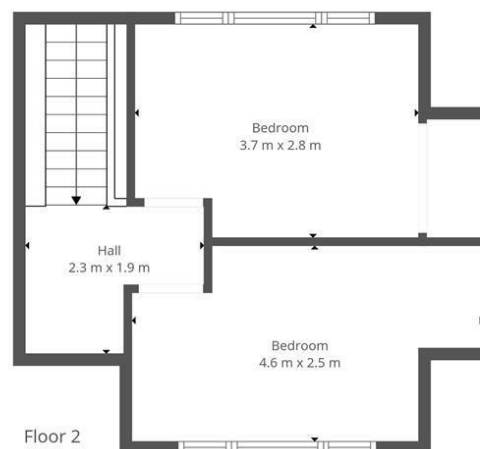
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This Floorplan Is Intended To Give An Indication Of The Layout Only.



LOCAL AUTHORITY

South Lanarkshire

TENURE

Freehold

COUNCIL TAX BAND

E

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

82

56

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

cruive
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