



OFFERS OVER

**£570,000**

**Stonehouse Road**  
Strathaven, ML10 6LF

## PROPERTY SUMMARY

Undoubtedly one of the finest examples of Georgian architecture within Strathaven and surrounding areas, Dhu Crag offers a discerning purchaser the once in a generation opportunity to be the next custodian of this outstanding family home. Constructed circa 1829, this incredible 'C' listed building is being presented to the open market for the first time in almost four decades.

In keeping with architecture of this era the exterior of this beautiful building is classic and balanced with the interior being light, airy and spacious with a plethora of stunning original features. The mature, secluded garden grounds are both private and vast, extending to circa 2 acres including a sweeping driveway and substantial detached garage with a room above, ideal for home office and gym.

The well-appointed accommodation extends to; entrance vestibule, grand and welcoming reception hallway, substantial formal lounge with feature fireplace, working fire and original ornate corning, formal dining room/bedroom four with fireplace with electric fire inset, large dining size kitchen, two-piece cloaks/wc, wood panelled family/games room and office.

4



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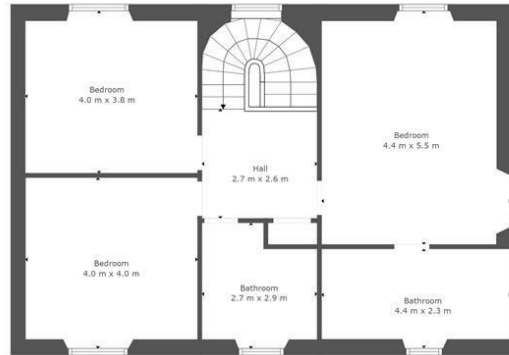
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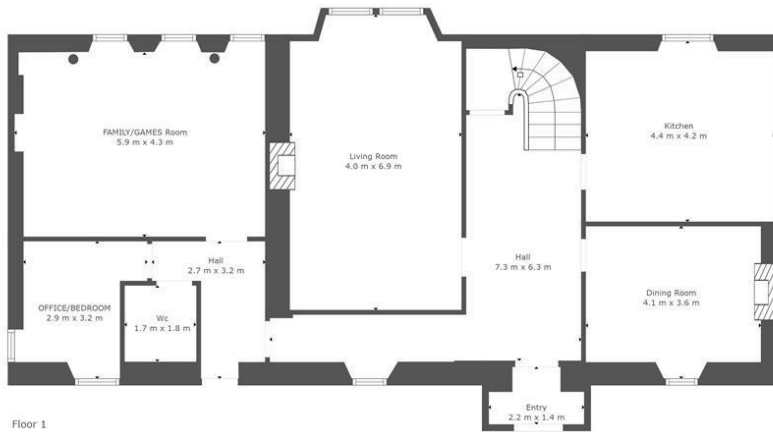








Floor 2



Floor 1

**TOTAL: 237 m<sup>2</sup>**  
**FLOOR 1: 145 m<sup>2</sup>, FLOOR 2: 92 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

G

## VIEWINGS

By prior appointment only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus) <b>A</b>			<b>88</b>
(81-91) <b>B</b>		<b>74</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>Scotland</b>		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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