



RE/MAX
CLYDESDALE & TWEEDDALE

Bankfoot Cottage Hawksland Road, Lesmahagow
Offers Over £349,000 EPC Rating D

Bankfoot Cottage

Hawksland Road, Lesmahagow

Bankfoot Cottage is a deceptively spacious, two storey detached home that sits in an idyllic location with stunning views across the surrounding South Lanarkshire countryside. Upon arrival, you are welcomed by an extensive private driveway which can accommodate multiple vehicles with a few steps leading down to the entrance of the property. Internally the property has flexible living accommodation arranged over two floors with the ground floor comprising, large reception hall, spacious lounge with feature brick fire surround which houses a coal and log burning stove, modern open plan kitchen diner with French doors opening out onto a south facing balcony, utility room, study which could be utilised as a bedroom, downstairs W.C and double bedroom with en-suite. On the first floor there are a further three double bedrooms, all of which have ensuites. Every window in this home takes in views of the nearby countryside and early viewing is highly recommended to appreciate the level of accommodation and setting on offer. Externally there is a large garden to the rear from which to enjoy the views. Lesmahagow is an attractive South Lanarkshire suburb set just off the M74. There is a Tesco supermarket with petrol station and the village centre surrounding Abbey Green offers a broad selection of local convenience stores, coffee shop, bars and takeaways etc. Being so handy for the M74, the location is extremely popular with those commuting throughout West Central Scotland and indeed South of the Scottish border regularly.

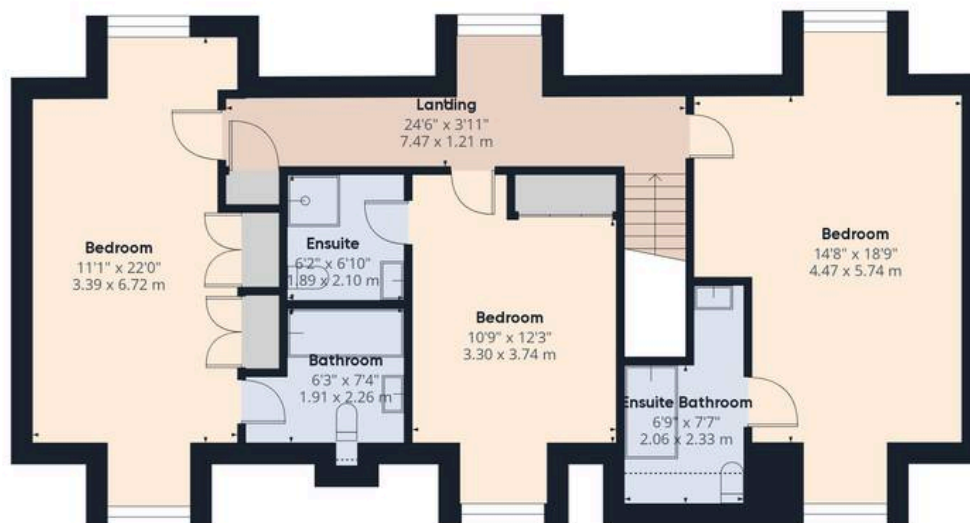
- Spacious Detached Home
- Stunning Views
- Five Bedrooms
- Large Rear Garden
- Extensive Private Driveway







Ground Floor



Floor 1

Approximate total area⁽¹⁾

2205.43 ft²
204.89 m²

Reduced headroom

10.75 ft²
1 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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