



RE/MAX
CLYDESDALE & TWEEDDALE

Kirkbrae Colonel's Entry, Douglas

Offers Over **£390,000**

Kirkbrae Colonel's Entry

Douglas, Lanark



Kirkbrae is a beautifully presented and deceptively spacious, four bedroom, detached bungalow set within just over an acre of ground on the edge of the historic village of Douglas, nestled in the South Lanarkshire countryside. The position of the property allows for stunning views over Stable Lake where there are fantastic walking and cycling opportunities. The view to the rear looks over the rooftops of the old conservation area with St. Bride's Church spire rising above the narrow streets below. The house sits in approximately 0.5 acres of beautifully manicured gardens with an additional 0.5 acre paddock at the rear which, although on a separate title, is being sold together with the main property.

The house is entered from the front into a spacious and welcoming entrance hallway with excellent built-in storage. The lounge is generous in size with seven picture windows giving wonderful views over the garden and allowing an abundance of natural light. A log burning stove provides an attractive focal point to the room and adds to the country charm of the home. To the rear is the real hub of the home, a generously proportioned, open plan dining kitchen incorporating a living area and dining space within the sunroom at the side. From here access is gained to the rear hallway which offers additional laundry facilities, boot room storage and gives access to the W.C. The remainder of the accommodation comprises four generously proportioned double bedrooms and a modern, stylish family bathroom with suite comprising, W.C, wash hand basin, bath and separate walk-in shower cubicle with mixer shower. The second bedroom also benefits from similarly styled en-suite shower room. Both the bathroom and en-suite benefit from underfloor heating. The property further benefits from flooring, power and lighting in the loft.

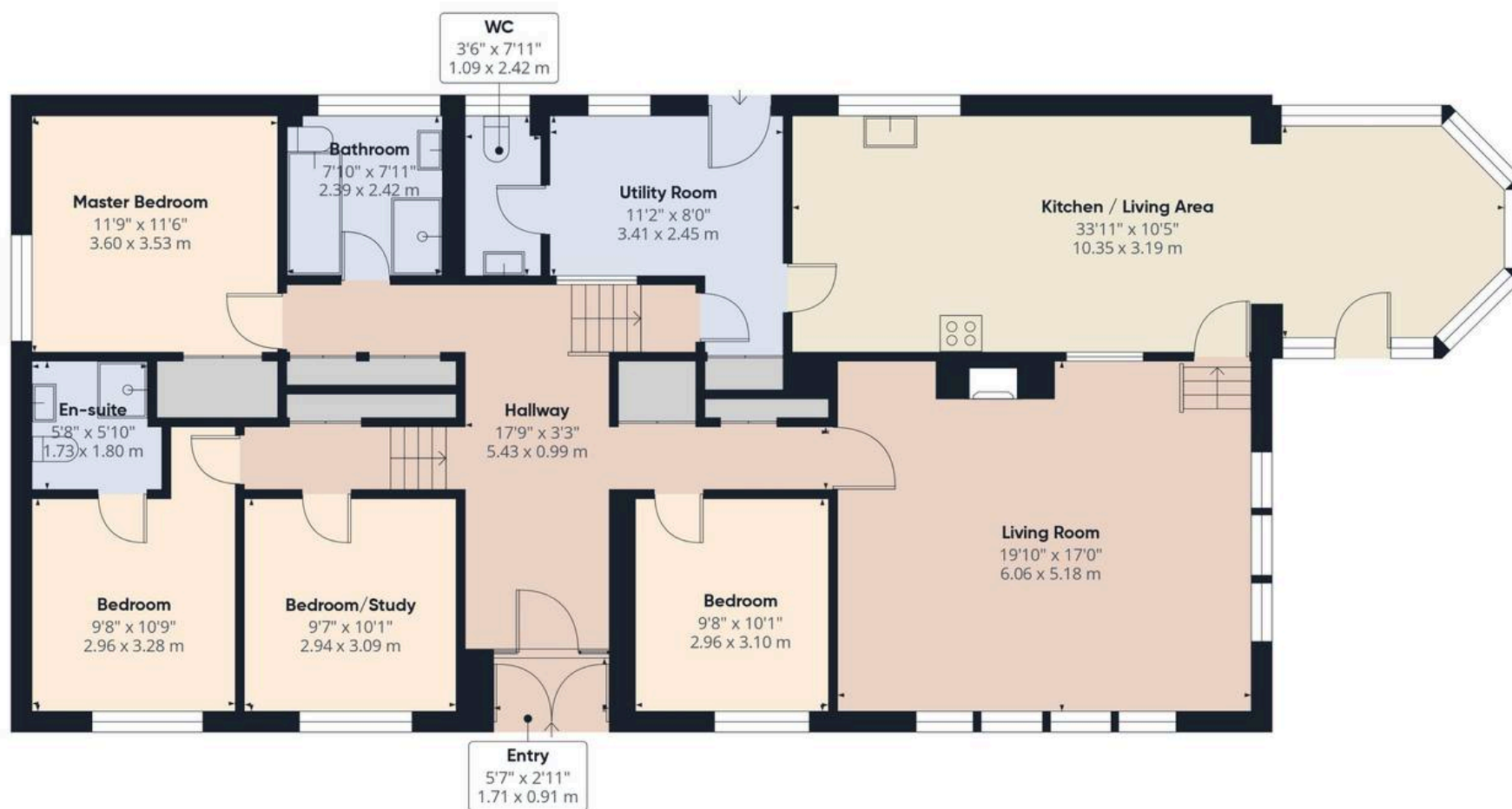
Externally the beautifully landscaped gardens incorporate, large lawn, well-stocked borders, paved patio and pond. Out buildings comprise of a brick-built double garage, additional single garage, garden storage shed and timber log store with an enclosed terrace at the rear from which to enjoy the views. The garages further benefit from power and water supply. In addition there is a charming kitchen garden area with Polytunnel at the head of the 0.5 acre paddock which provides a multitude of potential uses for any future owner.

Private parking can be found at the rear of the double garage. This property needs to be viewed in person to fully appreciate the standard of finish, inside and out.

EPC Rating - D







Approximate total area⁽¹⁾

1683 ft²

156.4 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



RE/MAX Clydesdale & Tweeddale

Remax, 2 High Street – ML11 7EX

01555 666990

lanark@remax-clydesdale.net

www.remax-scotland.net/estate-agents/clydesdale

These particulars are prepared by us on the basis of information provided by our clients. We have not tested the electrical system, appliances or heating system. All sizes are recorded by laser to give an indicative, approximate size only. Prospective purchasers should make their own enquiries, no warranty is given or implied. This schedule is not intended to, and does not form any contract. Anti-Money Laundering Regulations – Purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. NOTING INTEREST If you are interested in this property please ask your solicitor to notify us. This is referred to as "noting interest" and will ensure that you are informed of any developments relating to the marketing of the property.