





Law

Birkswood Cottage, Stravenhouse Road, Law ML8 5HH

Independent Estates



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Directions

On leaving Law via Brownlee Road, travel toward Clyde Valley and take your first left onto Birks Road. Take first left and property is situated on your right.

Viewing

Strictly by appointment via Independent Estates

Making an Offer

Verbal offers are welcomed, however a formal written offer from a solicitor will be required upon request from Independent Estates. If you are offering at a closing date, please note that all offers must be formal written offers to be considered.

Financial Evaluation of Offer

All offers, prior to acceptance, will require the prospective buyer to provide Independent Estates with proof of the source and availability of the funds for the purchase of the property. This information will be passed onto the seller along with any offer.

Rooms

Entrance Vestibule	0.85m x 0.98m	Entrance Hallway	3.84m x 1.04m
Lounge	3.76m x 7.71m	Conservatory	3.37m x 2.71m
Kitchen	3.03m x 4.44m	Dining Room	4.44m x 6.07m
Bedroom One	4.93m x 3.66m	Bedroom Two	5.04m x 3.13m
Bathroom	2.75m x 3.13m	Utility	2.22m x 2.03m
Shower Room	1.76m x 2.01m	Second Hallway	5.03m x 1.01m

Independent Estates are delighted to welcome this rare opportunity to acquire Birkwood Cottage. A deceptively spacious property accessed from a private no through road. The property enjoys a stunning, tranquil setting of woodland and natural beauty and a high degree of privacy. Approximately an acre of enclosed well-maintained garden surrounds the property with a secluded south facing patio and various seating areas to relax and enjoy outdoor living. This unique and most impressive dwelling is beautifully presented and is a credit to the current owners of over 30 years.

Formed over one level this well proportioned property provides a spacious and versatile layout whilst offering scope to further develop the existing dwelling and large garden.

The property comprises a generous lounge with a feature fireplace and open fire and French doors opening into south facing conservatory. The conservatory has a slate tiled floor, access to patio and views to open countryside. A substantial dining kitchen features a gas Raeburn stove. The fully fitted kitchen comprises both base and wall mounted units and integrated fridge freezer which are enhanced by traditionally crafted solid Irish oak doors and worktops. A large formal dining room accessed from the kitchen also opens to the patio via French doors, ideal for outdoor dining. There are two bright spacious double bedrooms. A large "west coast" inspired bathroom includes a luxurious double ended bath. A useful utility room has a quarry tiled floor, base and wall mounted storage and is plumbed for a washing machine with space for a further appliance. Accessed from the utility room the fully tiled shower room includes a corner cubicle with power shower.

The property benefits from mains gas, central heating, double glazing and security alarm system throughout.

The property is accessed from stone chip driveways to the front and rear. The gardens are laid out in a mix of decorative borders, stocked with mature shrubs, trees and bushes for year-round interest, plus extensive grass areas at the front, side and rear which incorporates a drying green. Externally a timber garage, kennelling and a large, raised bed vegetable plot complete the property.

Birkwood Cottage is located between the nearby village of Law, which has a range of local shops, including a butcher, Scotmid Coop with post office facility, as well as a primary school, lawn bowling club and local pub, and the scenic Clyde Valley with its historical tourist attractions, garden centres, tranquil views and riverside walks. The nearby Clyde Valley Woodland Nature Reserve allows easy access either walking or cycling from the door. The nearby town of Carluke provides secondary schooling, supermarkets, health centre and rail links to both Glasgow and Edinburgh. Within a short drive from the property there are the larger towns of Lanark and Hamilton and the M74 motorway provides a swift and easy commute to Glasgow city centre and airport.



Offers Over £345,000