





Law

60 Brownlee Road Law ML8 5JD

Independent Estates



Directions

On entering Law from Wildman Road onto Station Road then Brownlee Road take your first right at brow of hill onto Blueknowes Road. The property is situated on your right identified by our for sale board.

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	1.67m x 0.63m	Hallway	5.60m x 2.15m
Lounge	4.46m x 4.34m	Kitchen/Living	6.93m x 4.05m
Utility	3.99m x 2.30m	WC	1.45m x 1.16m
Porch	1.49m x 1.09m	Bedroom One	4.20m x 3.48m
Bedroom Two	3.34m x 3.02m	Bathroom	2.48m x 2.22m
Master Bedroom	5.06m x 4.99m	Ensuite	2.21m x 1.73m
Office	4.67m x 4.06m		

Offices

55 High Street, Carluke, Lanarkshire ML8 4AJ Telephone 01555 759777 email carluke@independentestates.com

97 Main Street, Wishaw, Lanarkshire ML2 7AU Telephone 01698 373737 email wishaw@independentestates.com

Disclaimer: These property details are set out as a general outline only and do not constitute any part of an Offer or Contract. Any services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor. Fixtures, fittings and other items are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. Room measurements are taken to the nearest 10cm and prospective buyers are advised to check these for any particular purpose, e.g. Fitted carpets and furniture. This material is protected by the laws of copyright. The owner of the copyright is Independent Estates. This property sheet forms part of our database and is protected by the database rights and copyright laws. No unauthorised copying or distribution without permission.

Independent Estates are delighted to welcome to the market this unique and truly exceptionally presented semi detached cottage. The property has been historically extended and undergone a complete and comprehensive internal refurbishment over the years of custodianship by current vendors to an exacting standard. The property's interior design has been thoughtfully executed taking into account the original features and architecture of the cottage, yet offering a truly contemporary home. Attention to detail is evident from entering the property with high quality fit and finish including bespoke kitchen, utility, bathrooms, engineered wood flooring and tasteful colour pallet throughout.

The deceptively spacious home is arranged over two levels comprising: Entrance to property via double timber storm doors leading to entrance vestibule with tiled flooring. Vestibule gives access to reception hallway with fitted carpet leading to formal lounge, kitchen, two double bedrooms, bathroom, store cupboard and carpeted staircase with decorative timber balustrade. Front facing lounge with three window formations, decorative alcove and fitted carpet. The lounge boasts beautifully crafted bespoke glazed bi folding doors, which can be opened completely into kitchen area creating one large zoned living space. Spacious kitchen/dining and snug area with side and rear window formations, feature fireplace incorporating wood burning stove. Contemporary kitchen offers tailor made base and wall mounted cabinets, Corian work surfaces, Corian splashbacks, breakfasting bar, double electric oven, induction hob, extractor and engineered wood flooring. Kitchen leads to large utility room with rear and side facing windows, custom made base and wall cabinetry, ample work surfaces with sink unit. Utility leads to rear porch with vinyl flooring and half glazed uvc door. Cloakroom wc comprising low flush wc, wash hand basin, partially tiled walls and oak flooring.

Bedroom one with two front facing window formations, fitted wardrobes and laminated flooring. Bedroom two is rear facing with fitted carpet. Rear facing family bathroom comprising four piece suite including low flush wc, wash hand basin with vanity, bath, shower cubicle with power shower, partially tiled walls and tiled flooring.

Carpeted upper landing leads to sizable master bedroom suite and office space (potential fourth bedroom). Master bedroom with solid oak flooring, two rear facing velux windows and fitted storage. Walk through dressing area with fitted wardrobes leading to ensuite. Beautifully presented ensuite comprising low flush wc, wash hand basin with Corian counter, vanity, large shower cubicle and twin velux windows. Office space with front and rear facing velux windows, custom made and fabricated work station with cabinet storage and fitted carpet.

The property boasts full gas central heating, double glazing and central vacuum system. Front garden is mainly laid to lawn with decorative gravel pathway, planted borders with matured planting, hedging and enclosed via timber fencing. Large gravel driveway to side providing ample off street parking for several vehicles accessed via double timber gates. The driveway gives access to two detached brick single garages both of which have electricity and lighting supplied. Cellar, rear courtyard and log store is also accessed from driveway. Private rear garden is mainly laid to lawn with paved patio and decorative planting and enclosed by matured hedging.

Located on the outer perimeter of Law village, 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 £275,000