







**Law**

58 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	1.70m x 0.64m	Hallway	5.73m x 1.71m
Lounge	4.43m x 4.32m	Kitchen	5.97m x 2.60m
Conservatory	3.41m x 3.26m	Dining Room	4.55m x 3.14m
Bedroom Two	4.42m x 3.14m	Bathroom	3.32m x 1.56m
Master Bedroom	9.77m x 3.65m	Shower Room	2.17m x 1.54m

## Offices

55 High Street, Carluke, Lanarkshire ML8 4AJ Telephone 01555 759777 email [carluke@independentestates.com](mailto:carluke@independentestates.com)

97 Main Street, Wishaw, Lanarkshire ML2 7AU Telephone 01698 373737 email [wishaw@independentestates.com](mailto:wishaw@independentestates.com)

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Independent Estates are delighted to welcome to the market this truly unique semi detached cottage with considerable private gardens surrounding the residence, accessed via private driveway. This substantial property has been meticulously enhanced and maintained over the years using the highest quality fixtures and fittings throughout. This amalgamation provides modern contemporary living, with abundance of flexible accommodation presented to the highest calibre throughout.

Accommodation is arranged over two levels comprising: Entrance to property via front facing double timber storm doors giving access to entrance vestibule with tiled flooring. Vestibule leads to main reception hallway with engineered wood flooring giving access to lounge, dining room, bathroom, walk in store cupboard and carpeted staircase with decorative timber balustrade. Generous front facing lounge with three window formations, feature fireplace incorporating electric fire and solid walnut flooring. Rear facing formal dining room with feature fireplace and engineered wood flooring. Dining room leads to large contemporary fully fitted kitchen boasting vaulted ceiling with rooflight windows, rear and side window formations flooding room in natural lighting. The kitchen offers plentiful base and wall mounted units, ample solid granite work surfaces, tiled flooring, fitted NEFF appliances including electric oven, hob, extractor, microwave and dishwasher. Kitchen gives access to large conservatory with tiled flooring overlooking and providing access to garden. Bedroom one is side facing with engineered wood flooring. Side facing bathroom comprising low flush wc, wash hand basin with vanity, bath, shower (over bath), tiled walls and flooring.

Carpeted upper landing leads to seating/office space with rear facing velux window providing access to shower room and opens into large master bedroom with side facing velux window and fitted carpet. Shower room comprising low flush wc, wash hand basin, shower cubicle, partially tiled walls and tiled flooring.

The property boasts full gas central heating and double glazing throughout. Front garden is mainly laid to lawn with decorative borders incorporating matured planting and paved mono block pathway accessed via wrought iron gate. Generously proportioned side and rear grounds providing seclusion and privacy with lawned areas, matured plant, shrub and tree varieties providing interest for every season and large timber deck patio to rear of conservatory. The rear garden is accessed via private gated driveway to rear of the property leading to gravel parking area suitable for several vehicles. This area includes two detached brick single garages with up and over doors, electricity and lighting supplied. Greenhouse and large paved patio with timber pergola positioned to enjoy open countryside views.

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 £235,000**