

# 120/8 Carlisle Road

CRAWFORD, BIGGAR, SOUTH LANARKSHIRE, ML12 6TW



*This walk-in and start living condition property will appeal to a wide variety of buyers looking for a lifestyle in nature*



01698 537 177



[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)



[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)





The Rivendale model exemplifies turnkey living, offering PVC double glazing with bi-fold doors leading to composite decking, GS combi central heating, and an open-plan kitchen, dining, and living area. The elegantly designed dining and lounge furniture, complemented by open beams, creates a warm and inviting atmosphere. All appliances are included in this luxury lodge; It truly is walk-in and start living. This listing additionally comes with a large garage, that has lighting, storage and plenty of space.

# THE LOUNGE



## Lounge

- Luxurious Lounge Suite with Two Armchairs
- Side Board
- Lounge Scatter Cushions
- TV Booster (Multi Outlet)
- Concealed Multimedia Connections and TV Wall Mount
- Recessed Flame Effect Electric Fire



# THE SUN ROOM





# THE KITCHEN/DINER



## Kitchen

- Inset 5 Burner Gas Hob with Electric Ignition
- Integrated Gas Oven and Separate Grill with Electric Ignition
- Free Standing American Style Fridge-Freezer
- Integrated Microwave
- Integrated Washer-Dryer
- Integrated Dishwasher
- Externally Vented Cooker Extractor Hood
- TV point





# THE BATHROOM

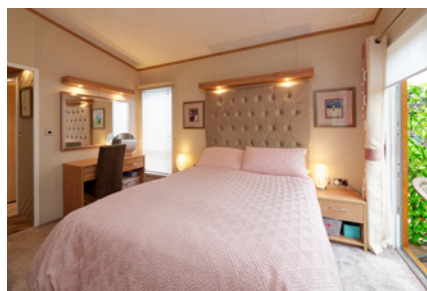


## Bathrooms

- Extractor Fan to Bathroom/En-Suite
- Family Bathroom with Shower
- En-Suite Shower Room with Shower



# BEDROOM 1



## Bedrooms

- TV Point in Master and Second Bedrooms
- Kingsize (6'3" x 5') Upholstered Ottoman Storage Divan in Master Bedroom
- 3ft Single Bed in Second Bedroom
- Dressing table, mirror, lights and chair

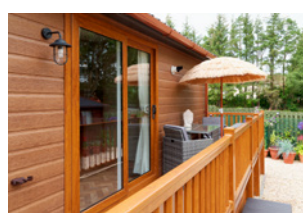


# BEDROOM 2





# EXTERNALS



## Details of the lodge

- 250mm insulated roof
- 100mm insulated walls
- 65mm insulated floor
- Low E glass and Argon-filled windows

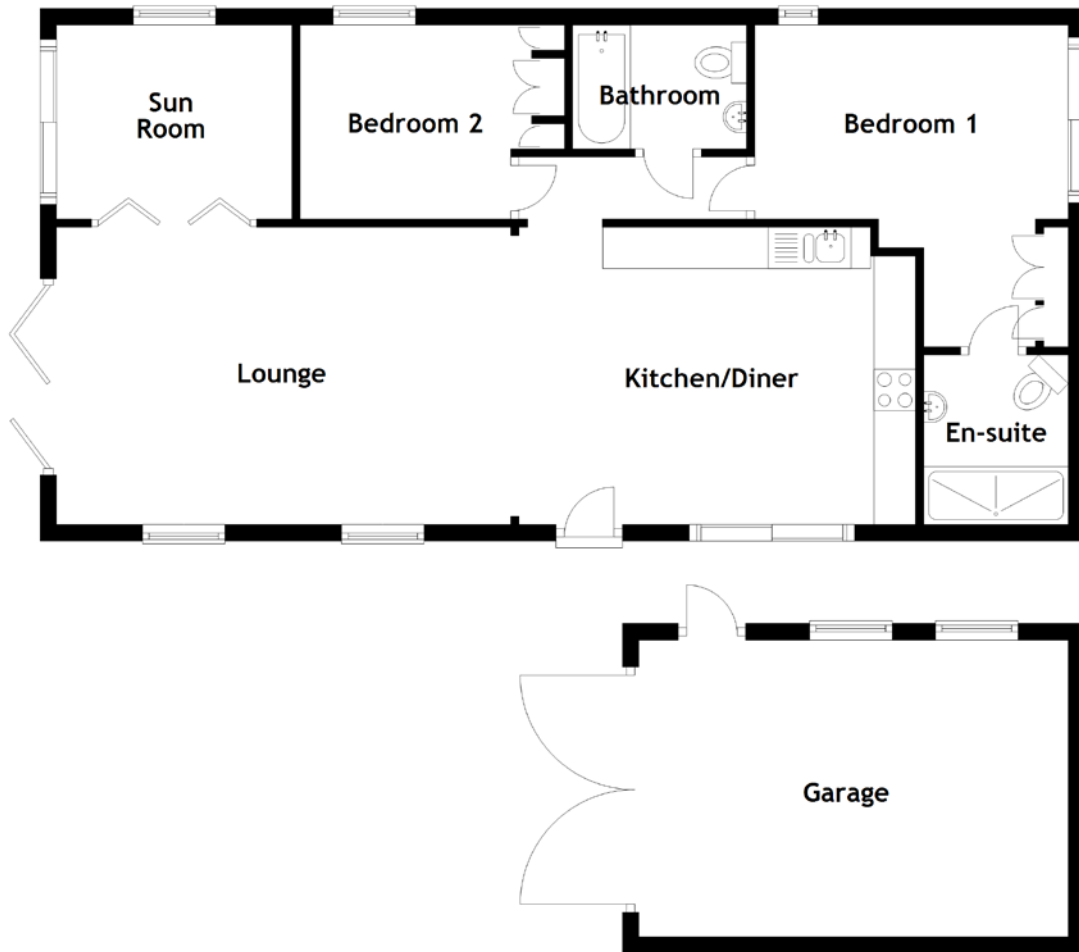
- Exterior Light
- External Socket
- Pitched Pan Tile Roof and Domestic Gutters
- Grain Effect Canexel Cladding
- UPVC Double Glazing with Bifold Doors and Patio Doors to Front Elevation
- Side Patio Doors

## Heating & General

- Thermostatic Mixer to Shower
- Gas Combi Central Heating With Thermostatic Radiator Valves
- LED Lighting
- USB Sockets to Lounge, Kitchen and Bedrooms



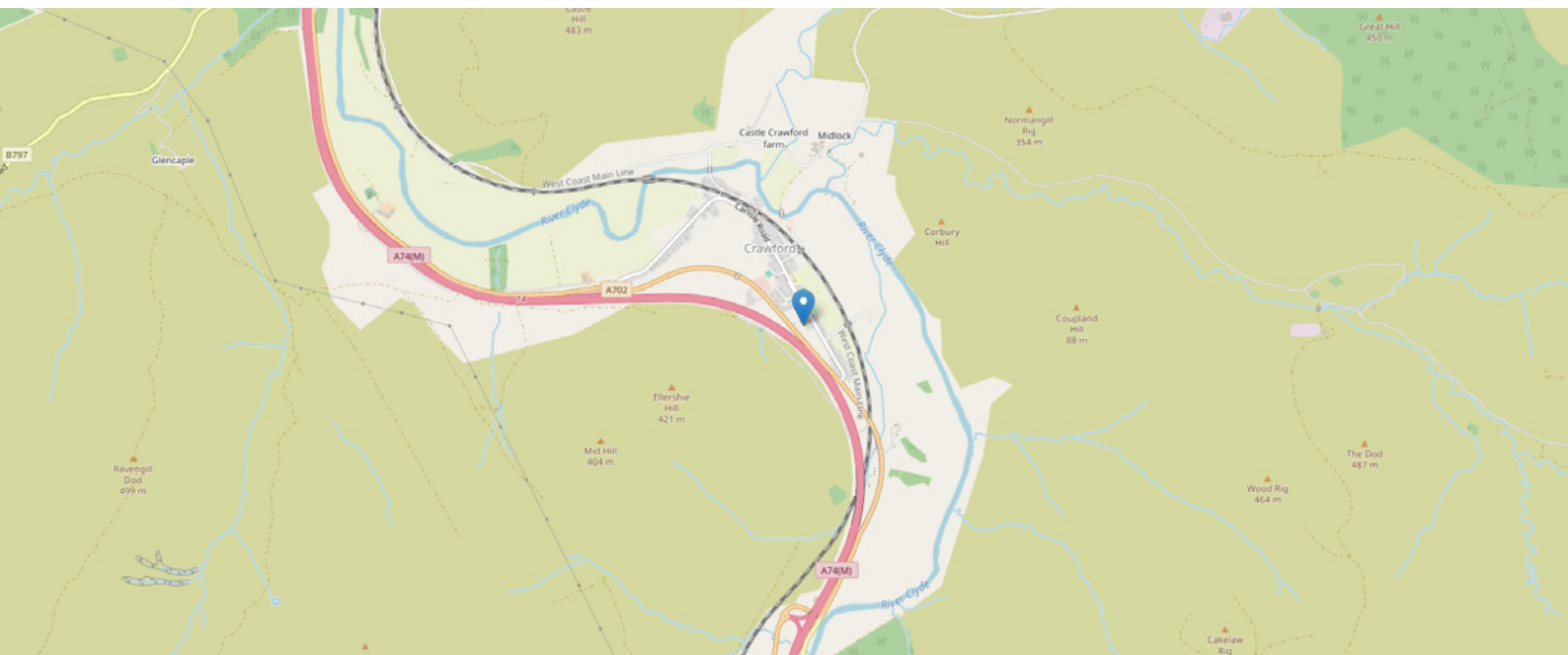
# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge 5.50m (18'1") x 3.60m (11'10")  
 Sun Room 2.85m (9'4") x 2.35m (7'9")  
 Kitchen/Diner 4.80m (15'9") x 3.60m (11'10")

Bedroom 1 3.90m (12'10") x 3.80m (12'5")  
 En-suite 2.05m (6'9") x 1.75m (5'9")  
 Bedroom 2 3.20m (10'6") x 2.35m (7'9")  
 Bathroom 2.10m (6'11") x 1.50m (4'11")  
 Garage 5.20m (17'1") x 3.60m (11'10")





# THE LOCATION

The picturesque village of Crawford in South Lanarkshire offers an exceptional setting for owning a much sought-after Luxury Residential Lodge. Nestled in serene countryside, Crawford Village provides an idyllic atmosphere that enhances the quality of life, perfect for all potential buyers. The nearby towns of Biggar, Moffat, and Lanark, just thirty minutes away, offer a wide array of amenities. Additionally, Lockerbie, Peebles, and Hamilton are all accessible within a fifty-minute drive. This prime location combines tranquillity with convenient access to essential services.

Crawford benefits from proximity to major motorway links, ensuring that Glasgow and Edinburgh are easily reachable for daily commutes. The area also boasts excellent local schooling options.



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

Tel. 01698 537 177

[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)

[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

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