



RESIDENCE

Orchard House 1 Abbeygreen, Lesmahagow, ML11 0DB

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Viewing by appointment with Residence Strathaven

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## 4 Bedrooms | 4 Public Rooms | 2 Bathrooms



Orchard House is a locally admired, substantial and imposing, 8 apartment Sandstone detached villa within the heart of the Town and occupying excellent sized gardens with composite gates, double garage, carport and entertaining areas.

This handsome looking home retains many of its traditional features that includes ornate corning, ceiling centre roses, high timber skirtings and stunning period staircase and balustrade.

The property has been well maintained and offers a spacious, well-proportioned and versatile layout formed over various levels whilst featuring a large floored and lined loft that offers excellent storage.

The accommodation comprises entrance vestibule which leads to a welcoming and impressive, grand reception hallway, spacious bay window lounge with focal point fireplace, formal dining room with aspects to the front, modern fitted, integrated breakfasting size kitchen that has a range of base and wall mounted storage units with worktop surfaces and access to a large utility/ laundry room with access to a rear hallway, cloaks/wc and rear outer porch.

Completing the accommodation on the ground floor level is a separate family/sitting room which could be utilised as a 5th bedroom if required. A stunning period, split staircase leads to the upper floor level which consists of 4 large double bedrooms, office/study, boiler/store room and family bathroom.

Features of this wonderful home includes gas central heating, double glazing and walled gardens.

Lesmahagow provides everyday shopping facilities including a new Tesco store and good schooling. Nearby is the Clyde Valley which is renowned for its variety of garden centres and scenic walks. The surrounding area offers a wide variety of parks, sports facilities and several pubs and restaurants. The surrounding towns of Lanark and Hamilton offer a wide range of shopping facilities including retail parks, regular public transport by bus or train to Glasgow and Edinburgh.



3078.48 sq ft | EER =



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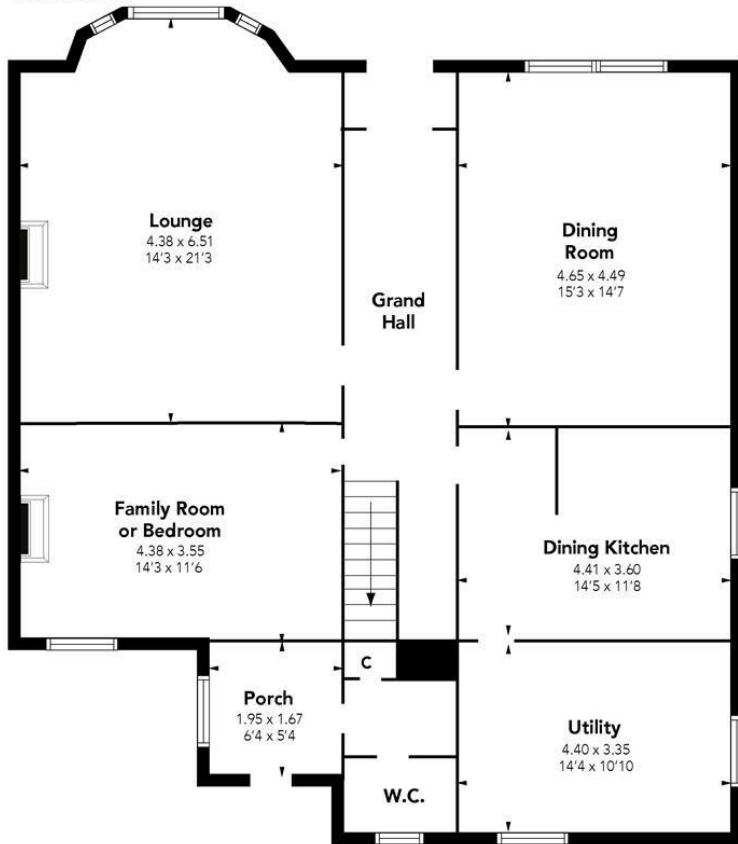
RESIDENCE





# Abbeygreen

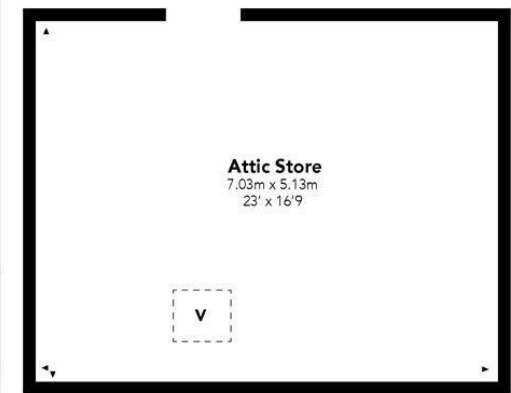
GROUND FLOOR



FIRST FLOOR



ATTIC



Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements.

Produced by Plush Plans Ltd

We believe these details to be accurate; however, they do not form any part of a contract. Fixtures and fittings are not included unless specified in the enclosed. Photographs are for general information and it must not be inferred that any item is included for sale with the property. All distances and measurements are approximate. Floorplans may not be to scale and are for illustration purposes only.