



RESIDENCE

Draffan Road, Blackwood, ML11 9PW

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Viewing by appointment with Residence Hamilton

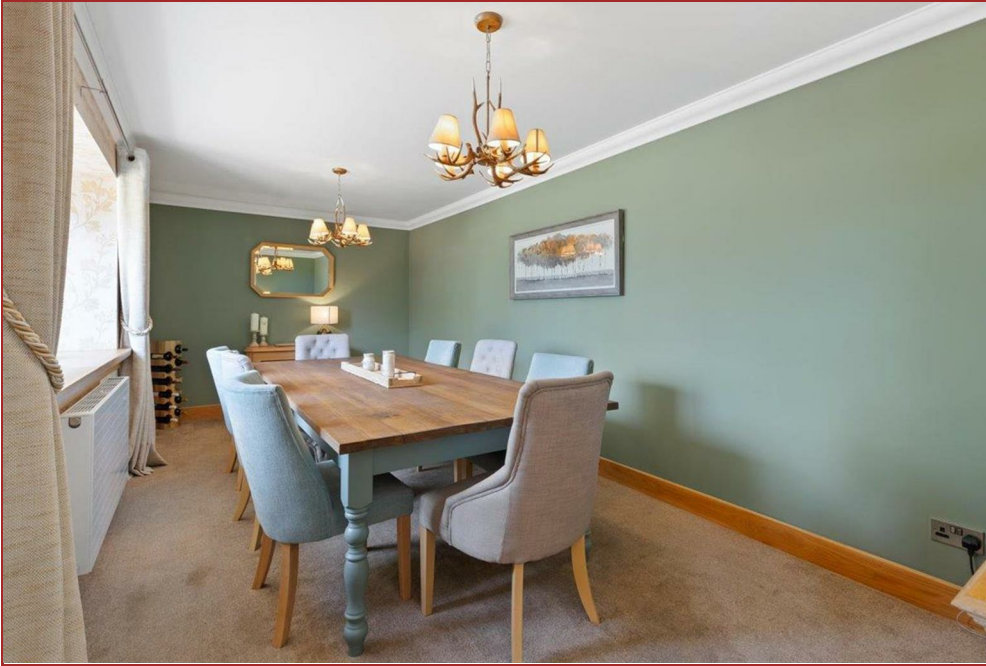
T: 01698 444333 | E: hamilton@residenceestateagents.co.uk | A: 34 Cadzow Street, Hamilton, ML3 6DG



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4 Bedrooms | 4 Public Rooms | 6 Bathrooms



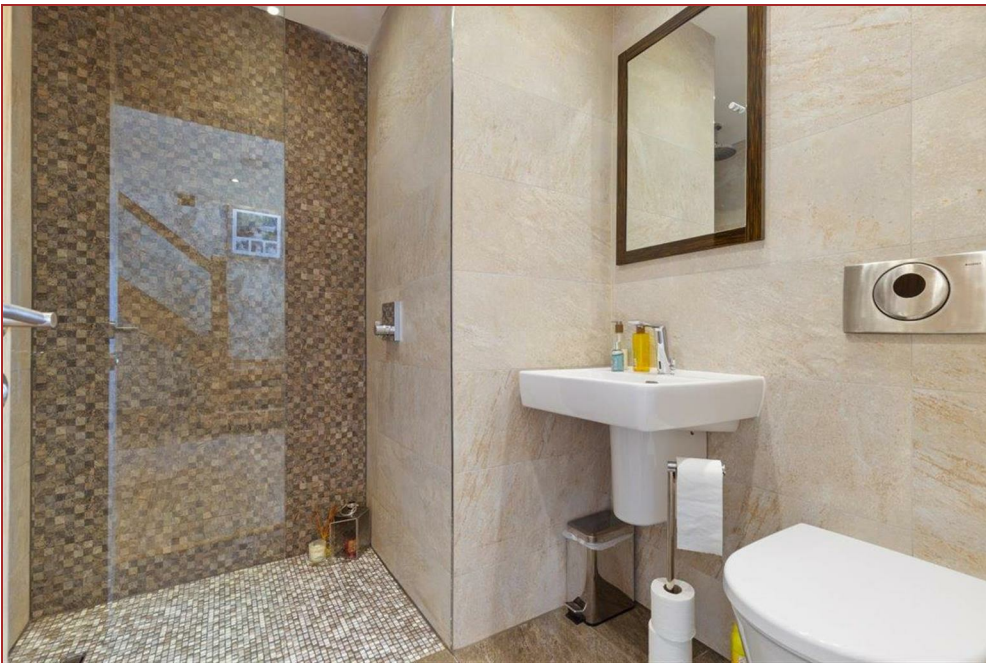
This stunning barn conversion offers circa 3186 sq ft of versatile living space with views over the adjacent countryside and sits within large private gardens.

The Moos was converted in 2014 from the former barn into what is now an impressive family home with contemporary and stylish living space. The attention to detail throughout the house is superb featuring luxury sanitary ware and tiling within the bathrooms and en-suites, a modern contemporary kitchen with a range of integrated appliances, oak skirtings and internal doors whilst the impressive games room has been designed with exposed oak beams and a large glass wall looking out over the countryside. Modern double glazing has been installed in addition to a log burning stove, Parisian balconies, a modern heating system and oak/glass staircase.

Set on the outskirts of Blackwood The Moos comprises reception hall, lounge, snug, dining room, living room which is open plan to the modern kitchen, utility room, 4 bedrooms, 3 en-suites, a cloakroom wc and a shower room. The double garage is currently used as a gym and has the games/entertainment room above with wc, bar area and could be used as a self contained flat.

The gardens have been professionally landscaped and cleverly designed. There's a cobbled driveway, stone patios, a putting green, large lawns, a summer house and additional canopied patios for bbq's. The grounds are bound by mature trees, hedging and are particularly private.

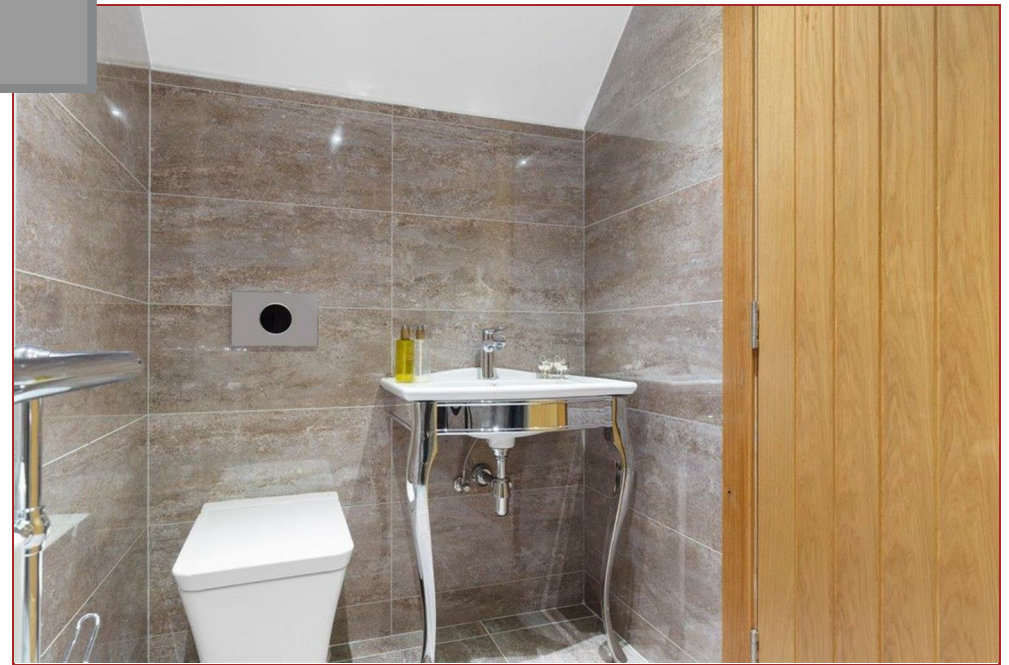
The Moos is only a short distance from the amenities of Blackwood village whilst conveniently placed for motorway links throughout the central belt. Nearby towns/villages include Hamilton and Strathaven which offer an excellent choice of shops, restaurants and sports facilities whilst Larkhall train station provides regular services to the surrounding towns. Local schooling can be found within Blackwood itself along with a doctors surgery, every day shops and sports parks.



3186.12 sq ft | EER = D

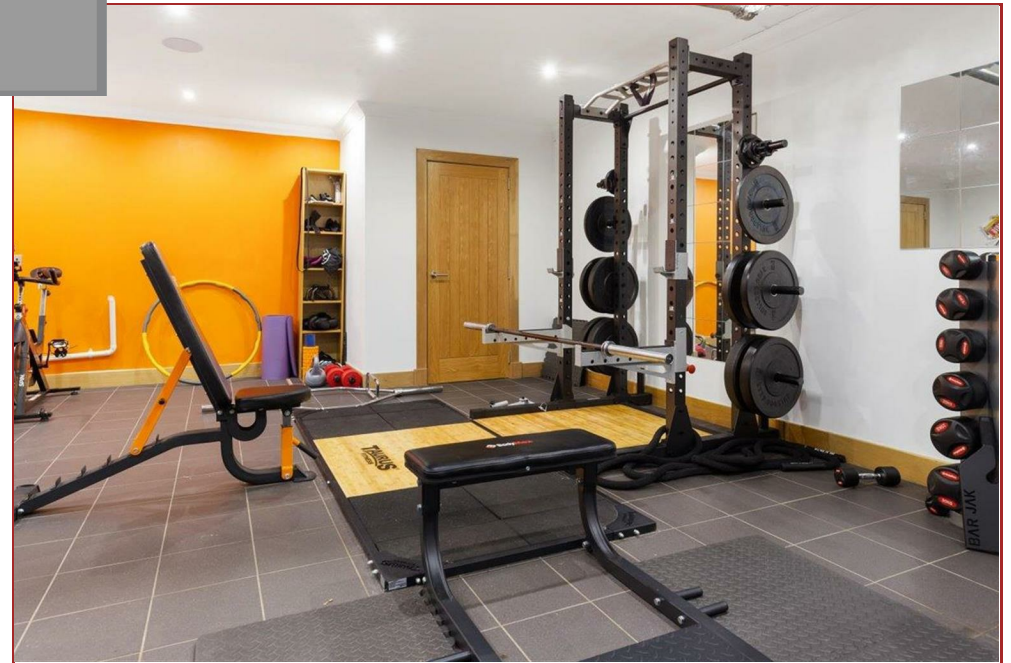


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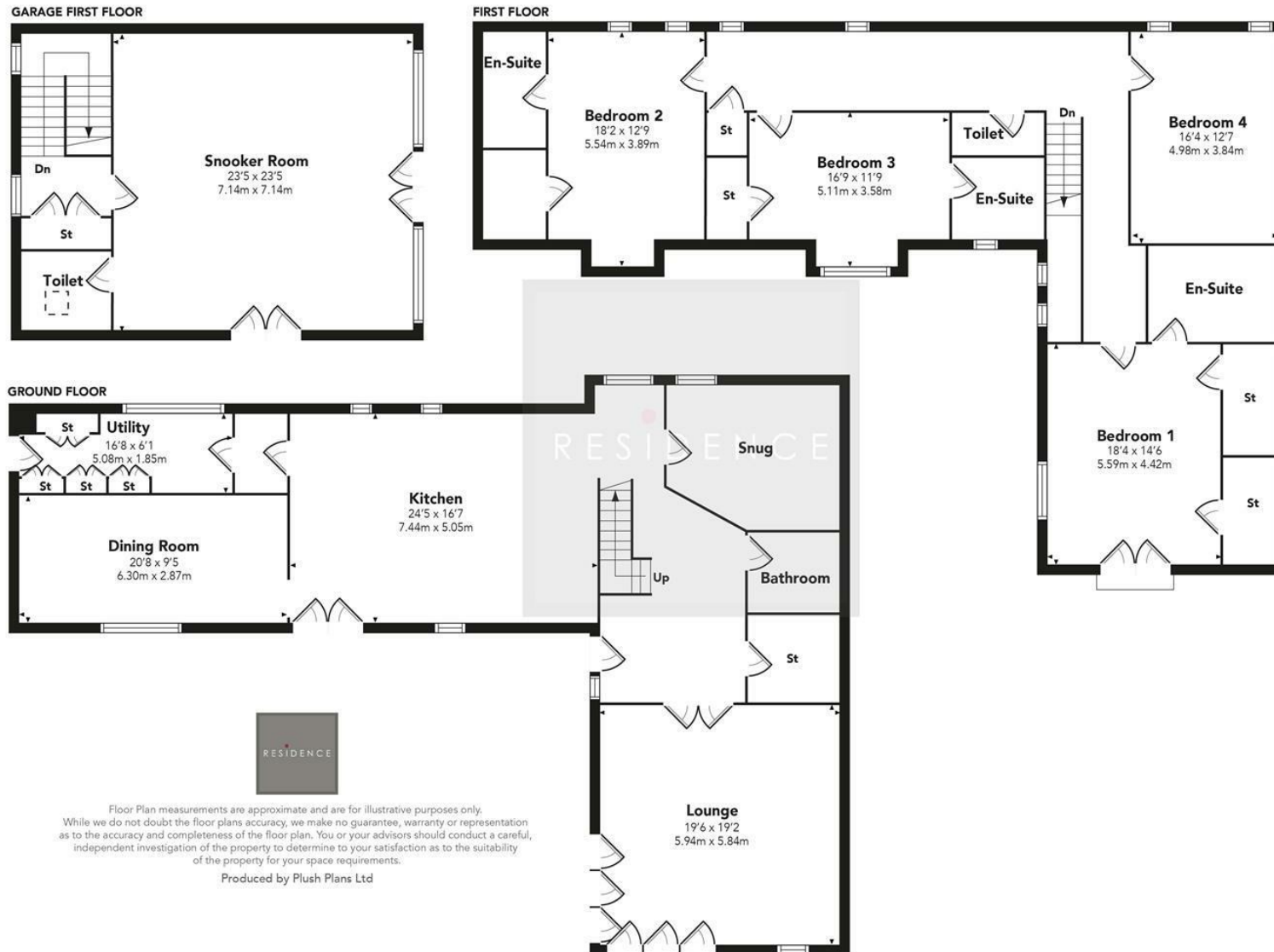




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The Moos, Draffen



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.