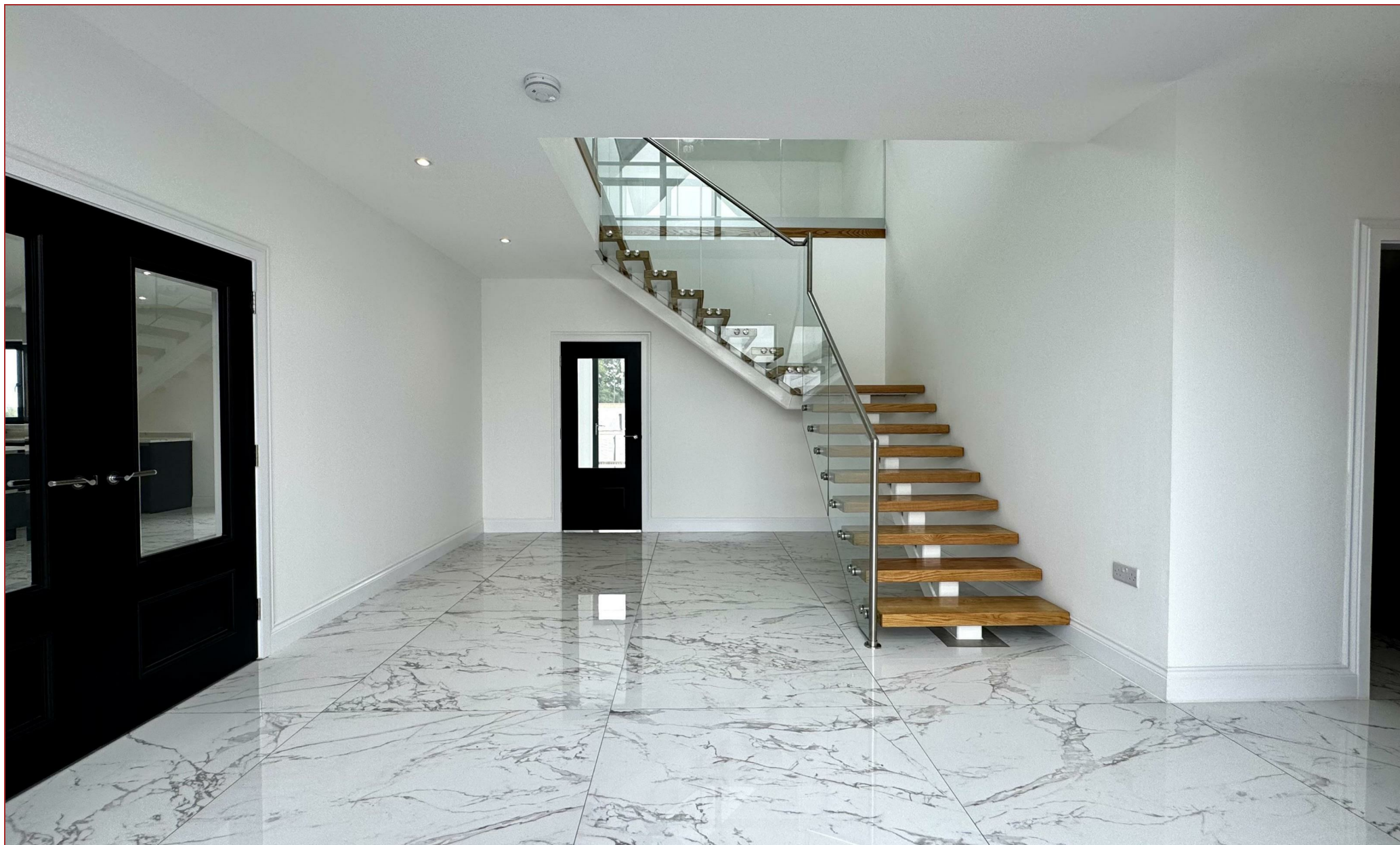




RESIDENCE

Plot 1 The Douglas, Blackwood Steadings , Lesmahagow, ML11 0JG

www.residenceestateagents.co.uk



Viewing by appointment with Residence Hamilton

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5 Bedrooms | 5 Public Rooms | 7 Bathrooms

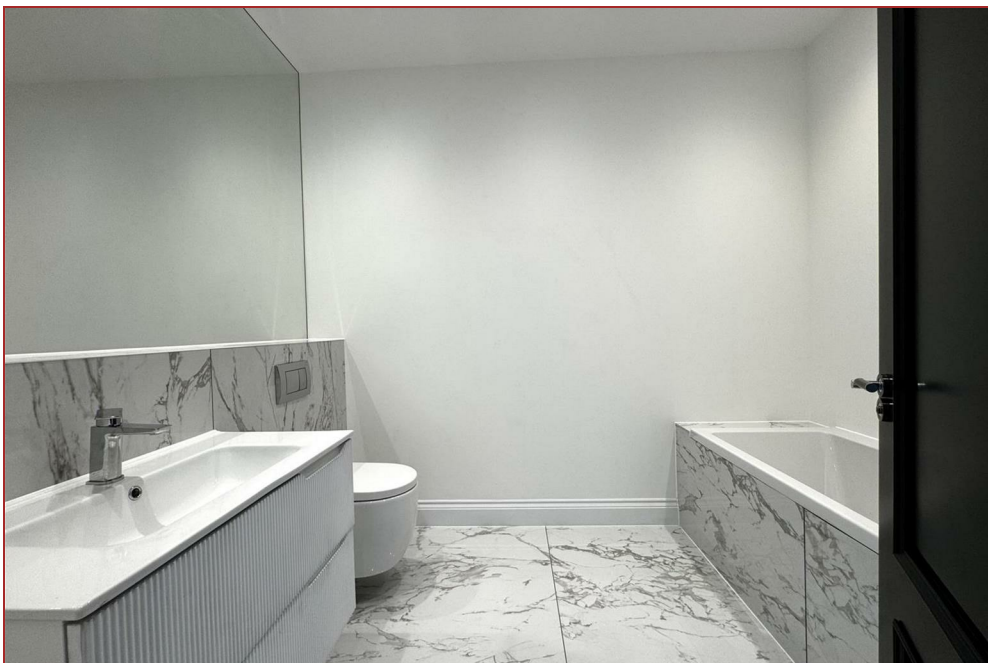
An exciting opportunity to purchase a substantial detached villa within an exclusive small gated development which is located within the much admired and historic Blackwood Estate.

The development sits on the site of the former Lairs Farm and the five new villas will form this small luxury development which will have substantial gardens and large garages with rooms above. There will be two house types, The Caignethan and The Douglas and both homes will offer substantial living space with great versatility, high ceilings and high spec finishings. Prospective buyers (dependant at time of sale) will have their choice of kitchens, tiles and bathroom suites.

The Caignethan has a large reception hall with galleried landing, spacious open plan lounge with dining area which is open plan to the kitchen, separate formal lounge, dining room, an office, games room, a cloakroom wc and a utility room whilst the upper floor has a master bedroom suite with exposed roof beams, a dressing room and en-suite. The addition three bedrooms are generous sizes and two have en-suites and there's a family bathroom. The detached double garage will have a room above.

The Douglas is a superb sized detached villa with five generous bedrooms, five en-suites, a family bathroom and five dressing rooms. The feature master bedroom suite has his/hers dressing rooms and a large en-suite. The ground floor offers a large open plan living area with lounge, dining room and kitchen, separate utility room, a gym, a bathroom, a garden room, recreation room, an office and a formal lounge. The detached double garage has a room above it.

The site is 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.



sq ft | EER =



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Lairds Gate - The Douglas



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.