

OFFERS OVER

£174,500

Beechwood Crescent
Lesmahagow, ML11 0ET

PROPERTY SUMMARY

Located within the pretty semi-rural town of Lesmahagow conveniently placed for road links to the M74 is this simply stunning Victorian two/three bedroom, sandstone semi-detached villa. With a handsome blonde sandstone facade, charming period features, and incredible elevated views across the surrounding countryside this beautiful traditional home is sure to prove popular with a wide variety of buyers.

The immaculately presented accommodation comprises; entrance vestibule, welcoming reception hallway, bright and spacious formal lounge which could be utilised as a ground floor bedroom, dining room/sitting room with striking exposed stone feature wall and wood burning stove, tasteful shaker style fitted kitchen with range cooker, utility cupboard, and access to rear garden.

On the upper level accessed via a generous, light, and airy landing are two substantially proportioned double bedrooms both with bay windows, modern three-piece shower room, and a useful walk-in closet.

This lovely period home further benefits from gas central heating, double glazing, chipped driveway, and detached garage. The well-maintained gardens have been laid for ease of maintenance with a large, slabbed patio area, and raised timber sun deck ideal for outdoor entertaining and enjoying the best of the views across the valley.

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This Floorplan Is Intended To Give An Indication Of The Layout Only.



LOCAL AUTHORITY

South Lanarkshire

TENURE

Freehold

COUNCIL TAX BAND

C

VIEWINGS

By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	78
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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OFFICE DETAILS

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