

3 Braehead

DOUGLAS, SOUTH LANARKSHIRE, ML11 0PT



A completely captivating four-bed period home, dating from 1883, set in a charming location, fully refurbished to an immaculate standard, with a self-contained annexe



01698 537 177



www.mcewanfraserlegal.co.uk

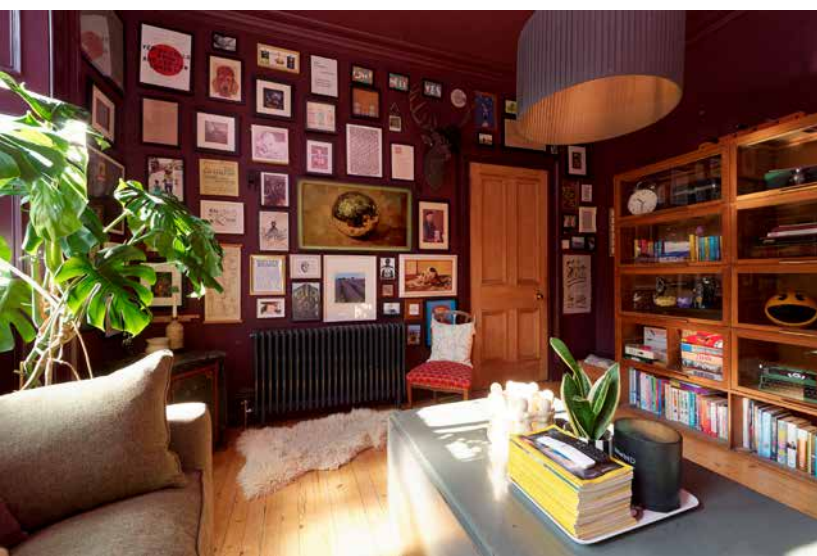
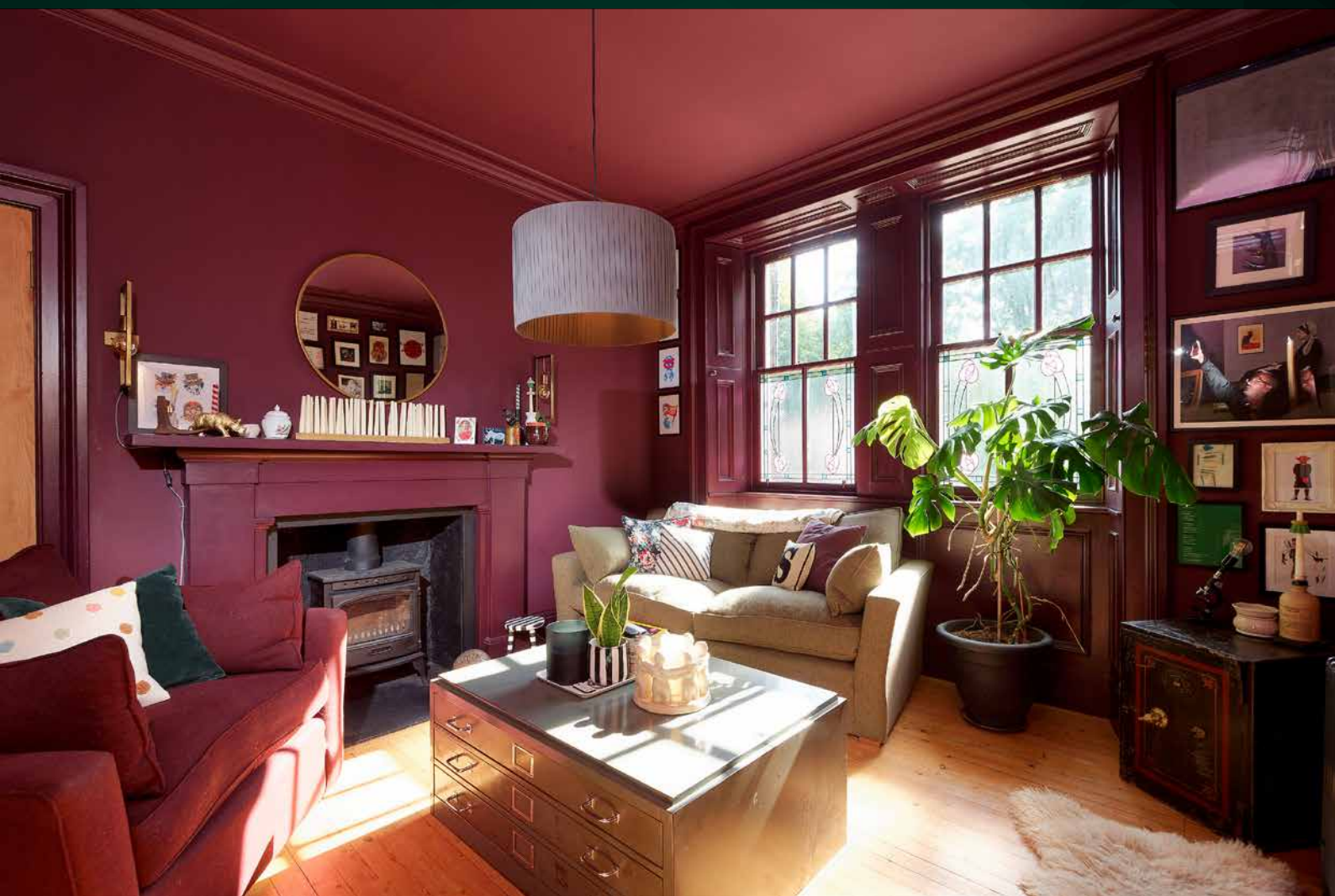


info@mcewanfraserlegal.co.uk



McEwan Fraser Legal are delighted to offer to the market this immediately impressive Victorian sandstone residence, beautifully refurbished to an exacting standard. No 3, Braehead is a truly exceptional four-bedroom listed sandstone home, dating from 1883. Including the annexe, it offers approximately 2,228 sq. ft. of beautifully appointed accommodation, combining exquisite period elegance with contemporary comfort. This magnificent property has been thoughtfully and sympathetically refurbished to an immaculate standard, retaining the charm and character of its Victorian origins, while incorporating the modern comforts expected of today's discerning buyer. Attention to detail is evident throughout, creating a home of exceptional quality and warmth.

THE LOUNGE

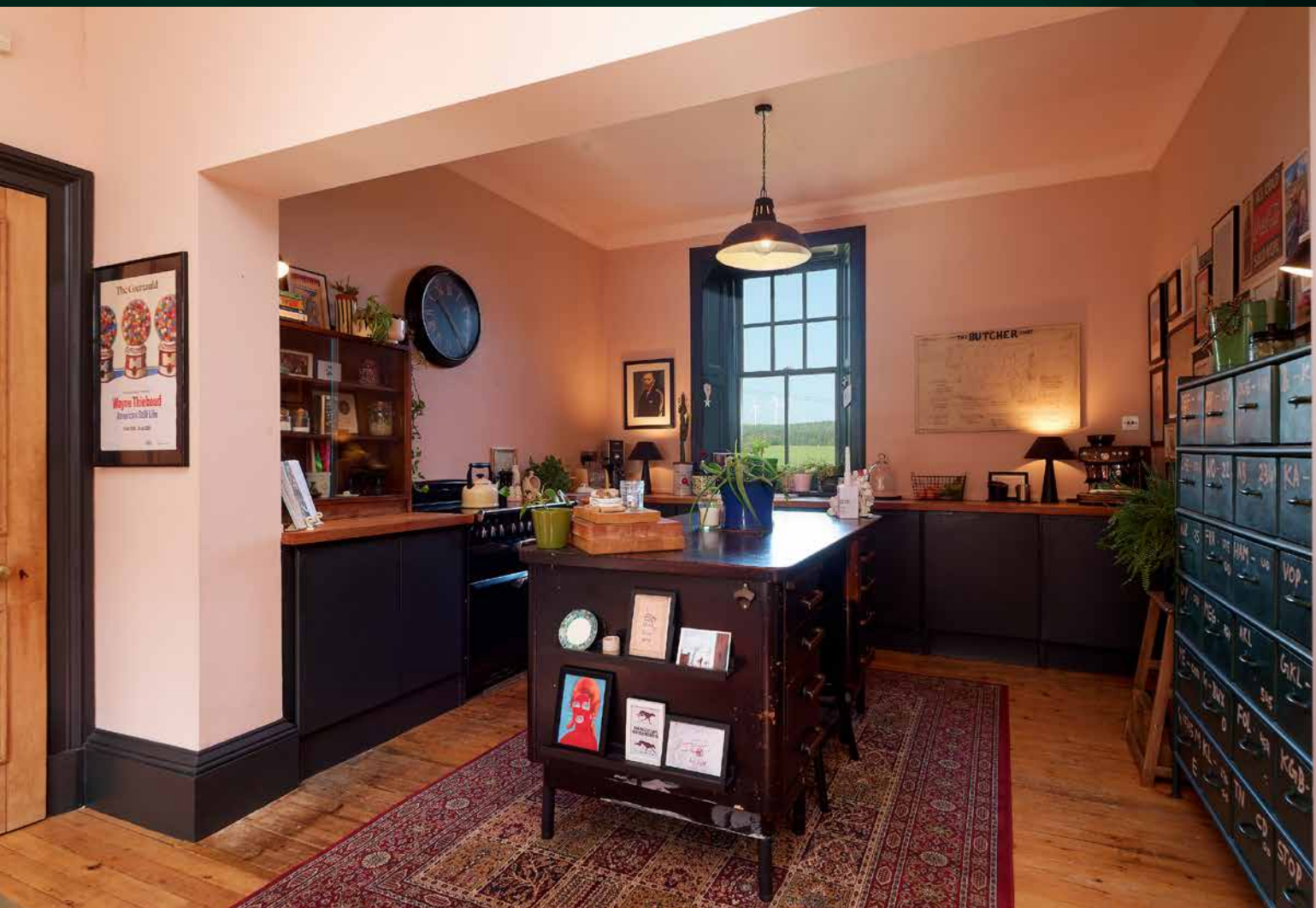


On the ground floor there is a beautiful lounge with a feature fireplace and a log-burning stove, as well as a generous fourth bedroom.

BEDROOM 4



THE KITCHEN/DINER



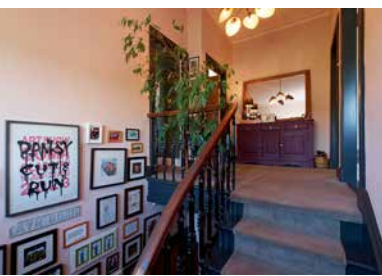
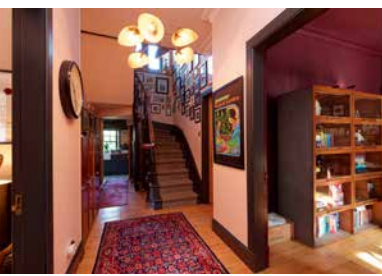
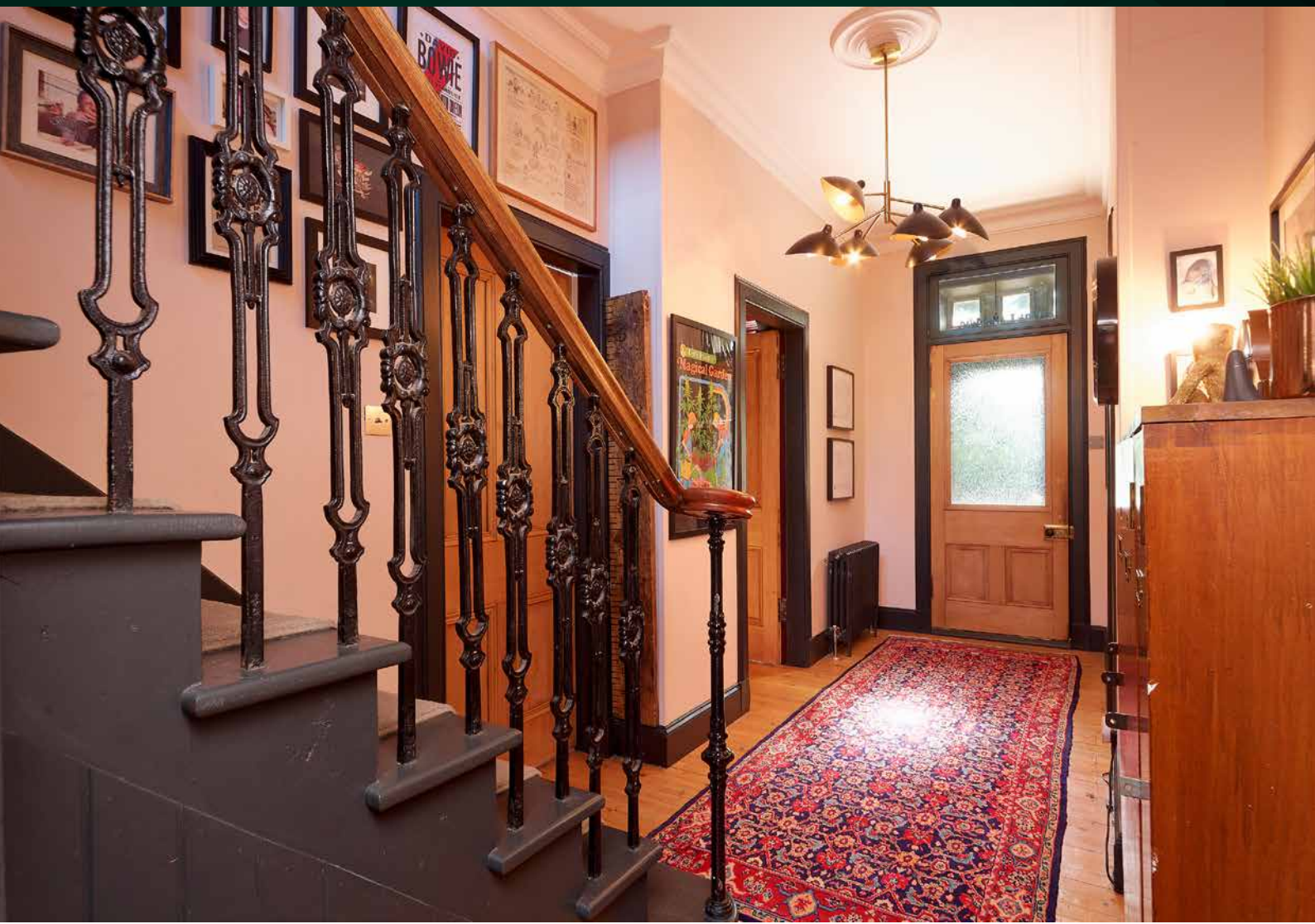
The impressive spacious kitchen/diner also benefits from a cosy log burner. A useful and well-appointed utility room and separate WC in period style complete the ground floor.



THE UTILITY & WC

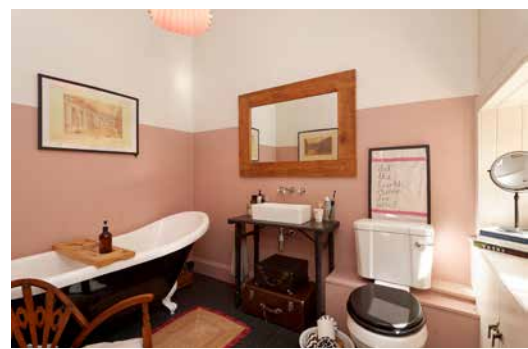
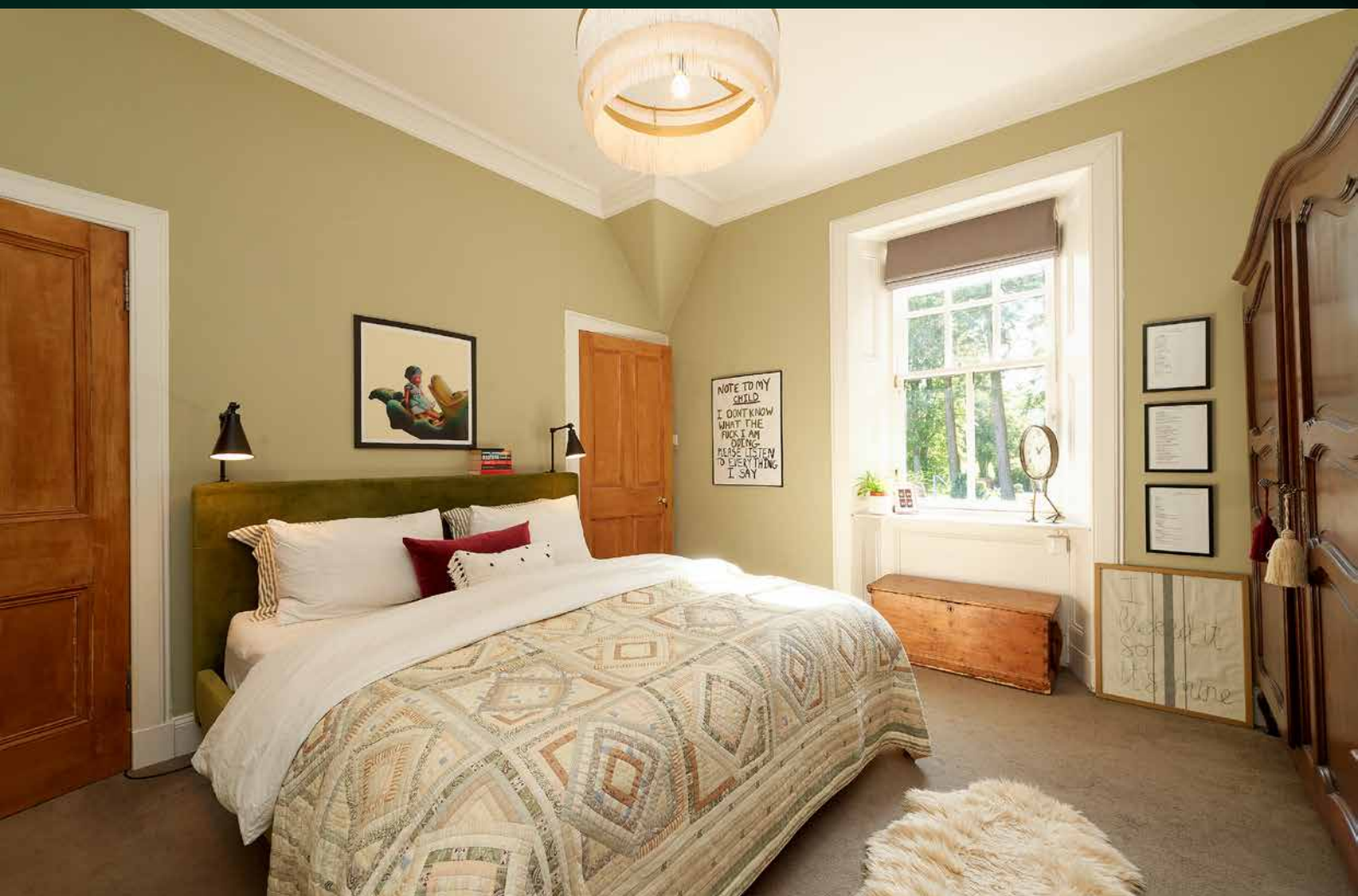


THE HALLWAY & LANDING

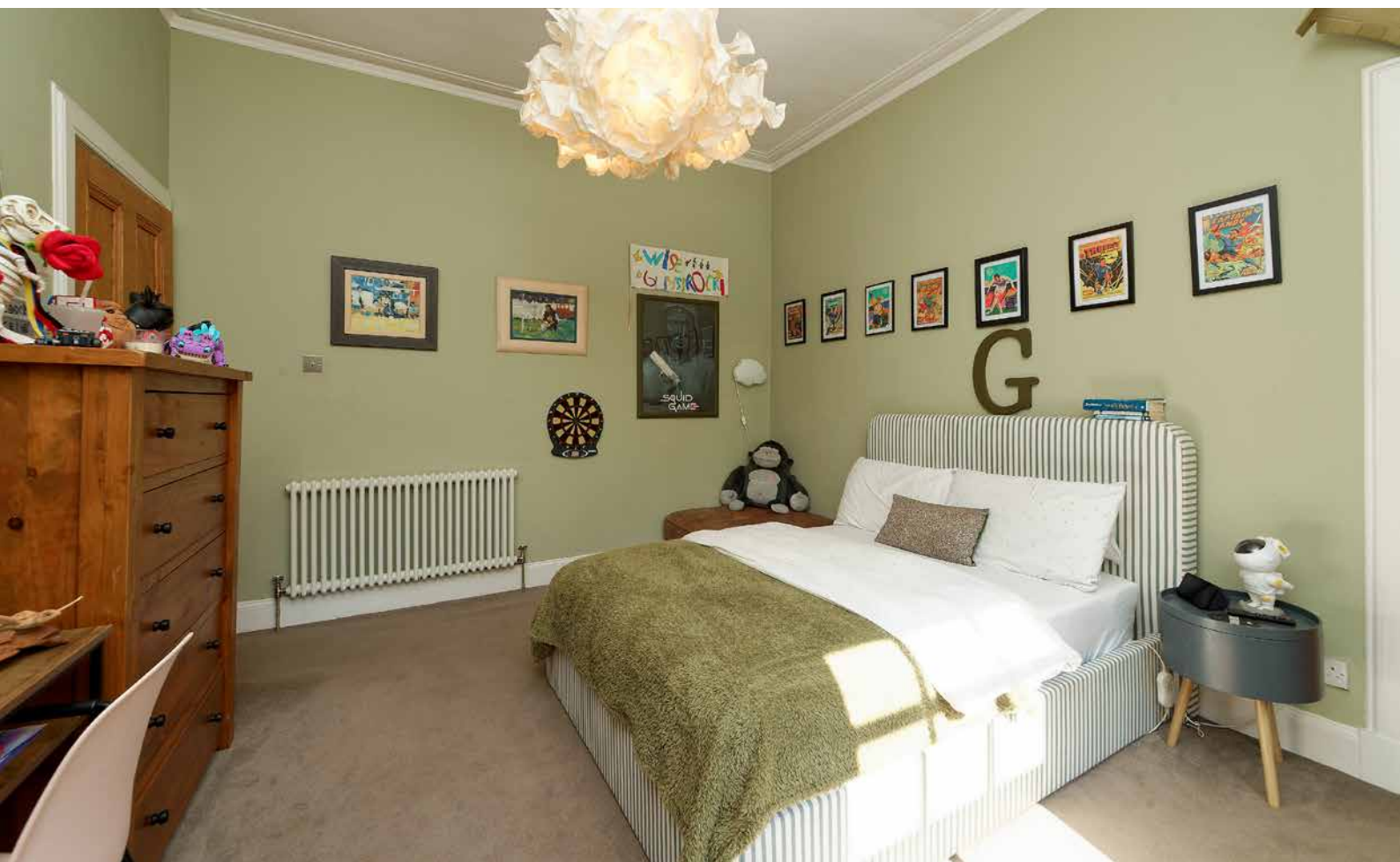
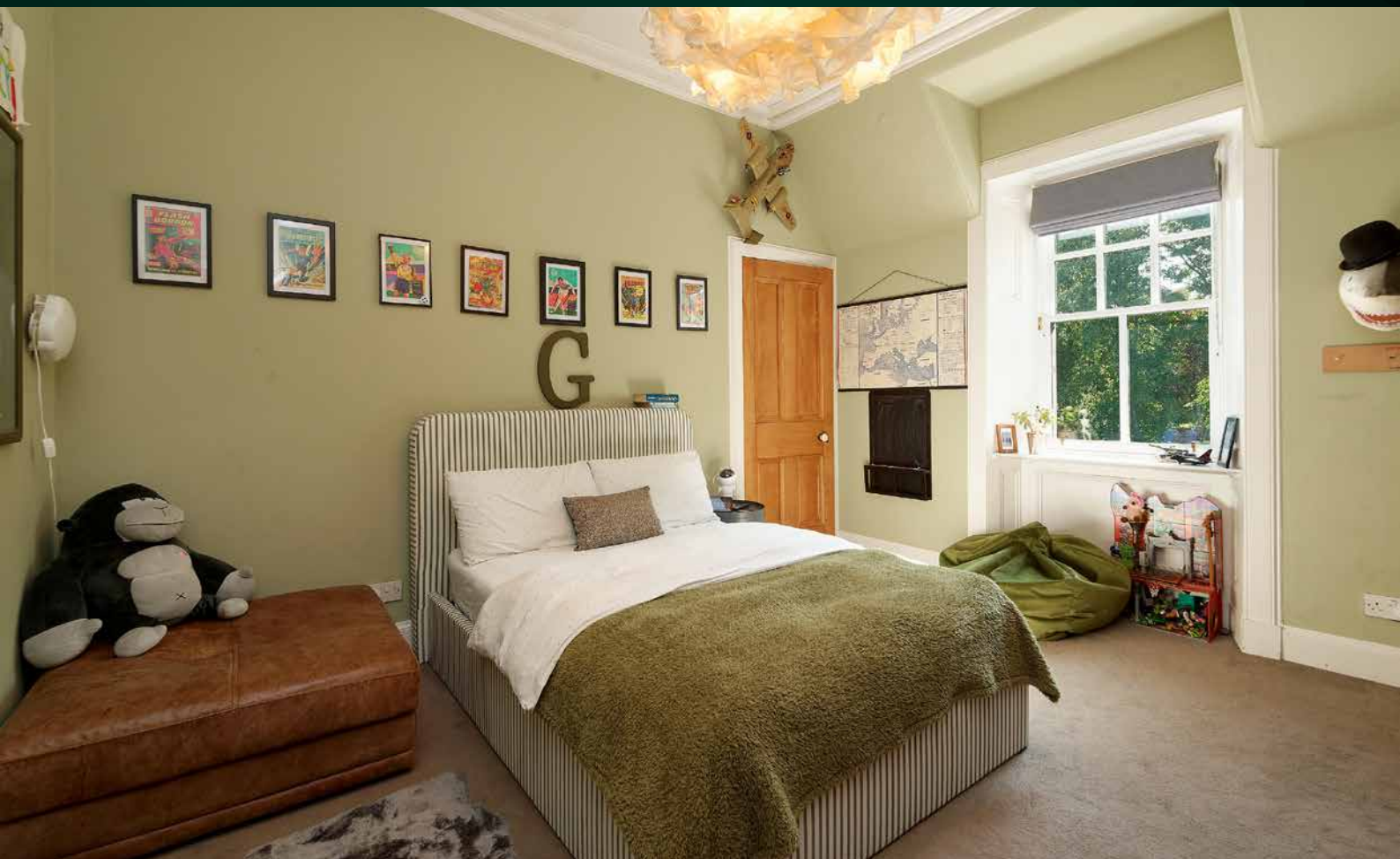


Upstairs there are three further generous bedrooms, including a superb master bedroom with en-suite, together with a beautifully appointed family bathroom.

MASTER BEDROOM & EN-SUITE



BEDROOM 2

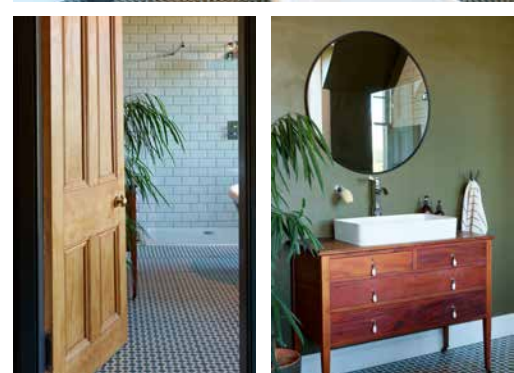
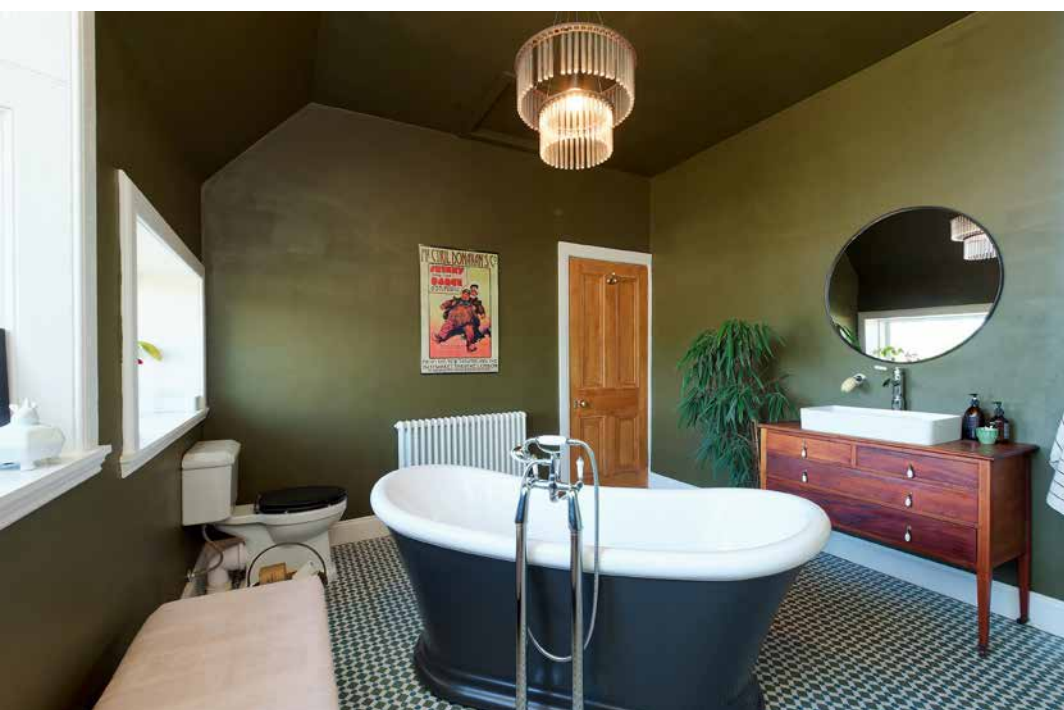


BEDROOM 3



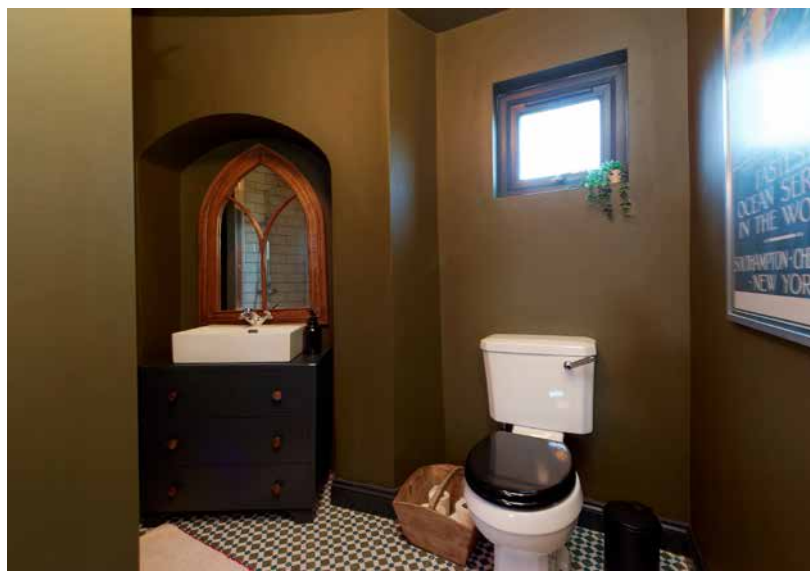
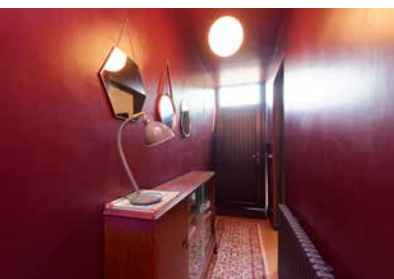
The bathroom effortlessly combines luxury and period styling, and features a freestanding roll-top bath and a large walk-in doorless shower enclosure.

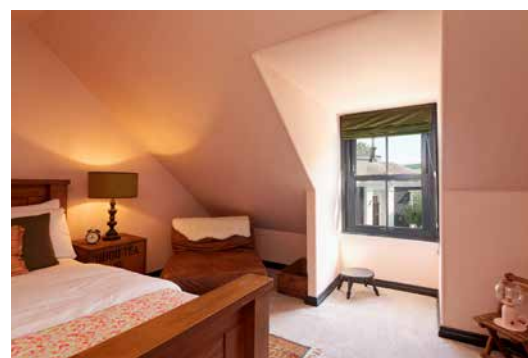
THE BATHROOM



A particularly attractive feature is the charming one-bedroom self-contained annexe accommodation, complete with its own entrance; it's uber cool and provides a substantial and steady short-term let rental income. A great way to pay the mortgage or create additional passive disposable income. Equally, it offers tremendous flexibility as independent accommodation for grandparents, older children or teenagers seeking their own space and a degree of independence from mum and dad.

THE ANNEXE





Outside, the substantial tiered rear garden space is private, secure and beautifully positioned, with an elevated sun patio taking full advantage of the open views beyond. It provides an idyllic setting for summer barbecues, entertaining friends and family, or simply relaxing and enjoying the tranquillity of the surroundings. The property also benefits from an EV charging port.

This is a genuinely rare opportunity for the next owners to acquire a character-filled Victorian home of genuine distinction, combining period architecture, exquisite presentation, flexible accommodation and an enviable outdoor space. Couple all that with the self-contained annexe and you have a truly unique home that helps pay for itself. Early viewing advised.

EXTERNALS & VIEWS

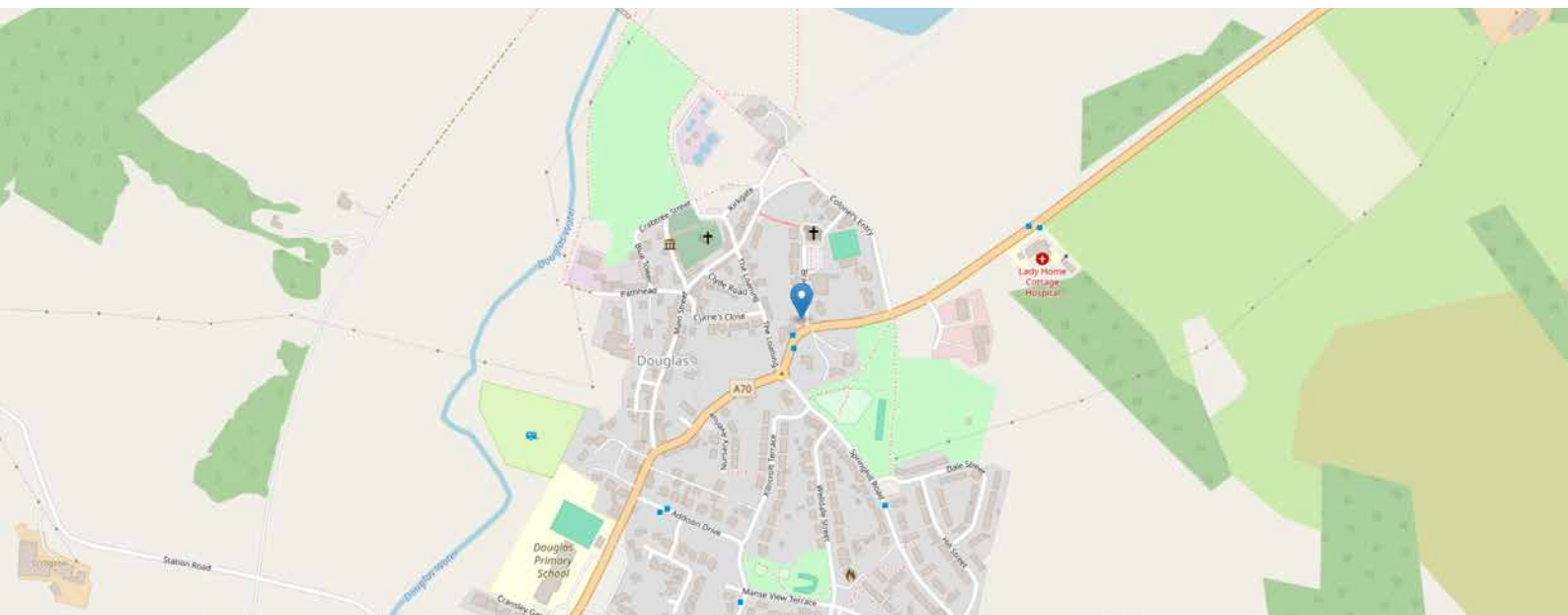


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 207m² (including annexe) | EPC Rating: E



THE LOCATION

Douglas is a historic and attractive rural village in South Lanarkshire, set within the scenic Douglas Valley and surrounded by beautiful open countryside.





With strong links to the historic Douglas family, the village retains considerable character and heritage, while its proximity to the M74 provides excellent road connections to Glasgow, Lanark, Dumfries, Edinburgh and beyond. The village has a strong community atmosphere, local amenities and Douglas Primary School, with secondary schooling available in nearby Lanark, making it an appealing location for families seeking a peaceful countryside lifestyle with convenient access to the wider Central Belt.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01698 537 177

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



Text and description
KEN MEISAK
Area Sales Manager



Professional photography
CRAIG DEMPSTER
Photographer



Layout graphics and design
ALLY CLARK
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.