



cruive
ESTATE AGENTS

OFFERS OVER

£369,000

Brankston Cottage
Stonehouse, ML9 3PD

PROPERTY SUMMARY

****CLOSING DATE TUESDAY 14TH JULY @ 12PM**** Located within the most stunning South Lanarkshire countryside is this immaculately maintained and deceptively spacious, traditional, four-bedroom, detached cottage. With the original part of the property dating back to 1860 this charming family home set amidst circa 0.6 acres of beautiful, mature garden grounds presents a rare opportunity to obtain a country home of this quality within the most picturesque of settings.

The perfectly formed layout of apartments comprises; entrance vestibule, store cupboard, modern, three-piece shower room, welcoming reception hallway, large hall storage cupboard, quality solid wood kitchen with integrated appliances, breakfasting bar, and granite work surfaces, open plan to pleasant sitting area and dining room; both of which enjoy the best of the incredible rural view. Accessed via French doors from the sitting area is a lovely patio area ideally placed for al fresco dining. Located within the heart of the ground floor is the beautiful, dual aspect, formal lounge with feature log burning stove.

Completing the downstairs layout is a hallway, and substantial, master bedroom which has the luxury of its own en-suite facilities. On the upper level are a further three, well-proportioned bedrooms. One of these fabulous rooms is accessed via its own separate staircase and is currently being utilised as a spacious, home office. This versatile room with excellent storage would make an excellent teenager's lair.

4



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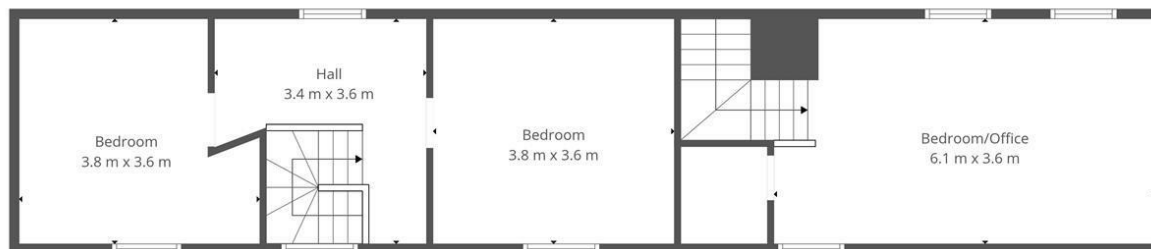
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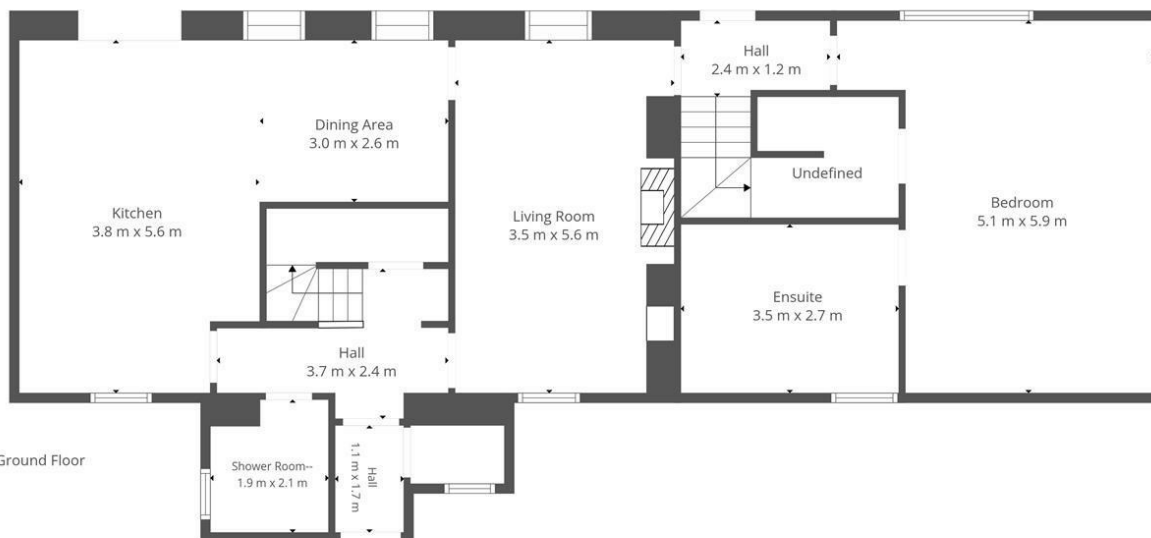








1st Floor



Ground Floor



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

LOCAL AUTHORITY

South Lanarkshire

TENURE

Freehold

COUNCIL TAX BAND

D

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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland		
		EU Directive 2002/91/EC

79

59

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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