



**New Road, Lesmahagow, ML11 0EX**  
Lanarkshire

Offers Over  
**£125,000**



Lesmahagow offers a wonderful blend of village charm and countryside beauty. This small, welcoming village is surrounded by stunning views and open landscapes, giving you a peaceful setting while still being within easy reach of nearby towns and amenities. It's the kind of place where life feels a little calmer and more connected.

**Bedrooms:** 2

**Bathrooms:** 1

**Receptions:** 1

**Property Type:** Semi Detached House

- Peaceful setting with local amenities nearby
- Lovely village location
- Bright, well maintained interiors
- Ideal for first-time buyers, downsizers or small families
- Presented in beautiful condition throughout
- Magnificent family kitchen
- Cosy Lounge with dining space
- Two large bedrooms
- Great storage
- Garden with sun house and privacy



  
**Scullion**  
LIVING





Living in Lesmahagow means enjoying the best of village life with beautiful countryside views all around. It's a small, friendly village where people know each other, yet you're still close enough to larger towns for work, shopping and schools. Walks in the surrounding countryside, quiet streets and a strong sense of community make it an easy place to feel at home.

For sale is this beautifully presented two-bedroom semi-detached home, offering comfort, charm and countryside views. A lovely home in a lovely setting, ideal for anyone seeking comfort, character and countryside views.

#### Cosy Lounge with Dining Space

The heart of the home, this cosy lounge offers space for relaxation and includes a dedicated dining area, perfect for everyday meals or entertaining. It's truly a lovely space to unwind at the end of the day.



#### Magnificent Family Kitchen

A truly magnificent kitchen, designed for modern family living and entertaining. This well appointed space provides an area for cooking, entertaining and a convenient breakfast bar overlooking the rear garden. A room for culinary creativity.

#### Bedroom One

A generously sized double bedroom, offering a comfortable retreat with excellent storage solutions, including fitted wardrobes.

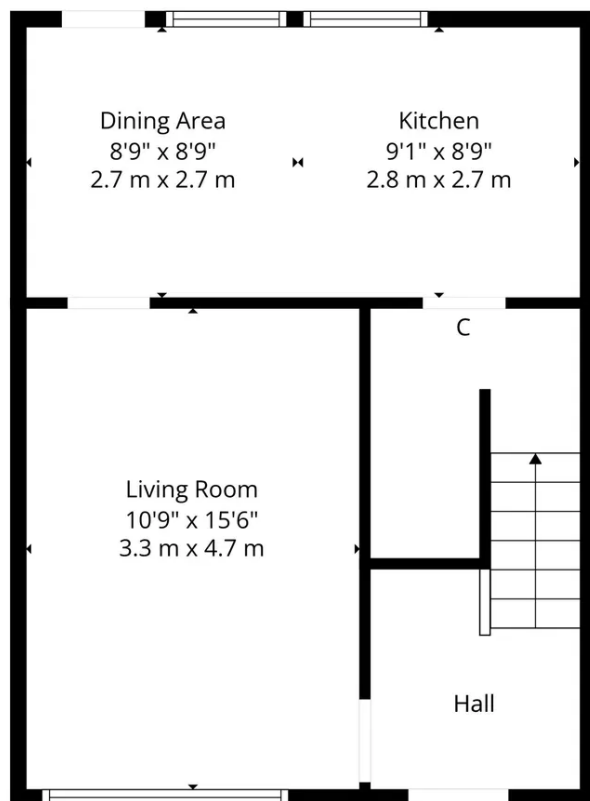
#### Bedroom Two

Another spacious double bedroom, also benefiting from great storage and fitted wardrobes, ensuring a tidy and organised living space.

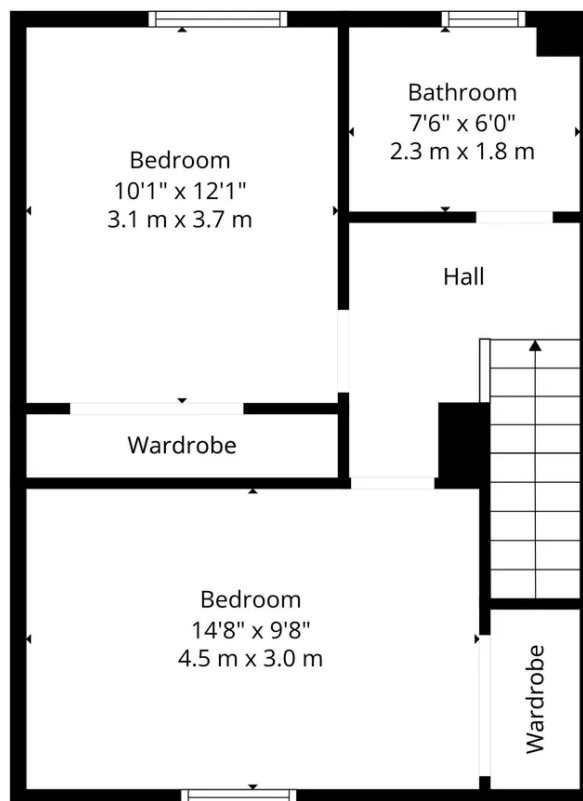
#### Stunning Shower Room

The contemporary shower room features a large walk-in shower and high quality vanity furniture, offering a stylish and practical space.





Ground Floor



1st Floor



**TOTAL: 878 sq. ft, 82 m2**  
 Ground floor: 439 sq. ft, 41 m2, 1st floor: 439 sq. ft, 41 m2  
 EXCLUDED AREAS: WALLS: 60 sq. ft, 6 m2

All Measurements Are Calculated By Cubicasa Technology - Deemed Highly Reliable But Not Guaranteed. Visit Our Website - <https://www.filmworx.co.uk>



## Scullion Living

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