



RESIDENCE

40 Manse Road, Forth, ML11 8AJ

www.residencestateagents.co.uk

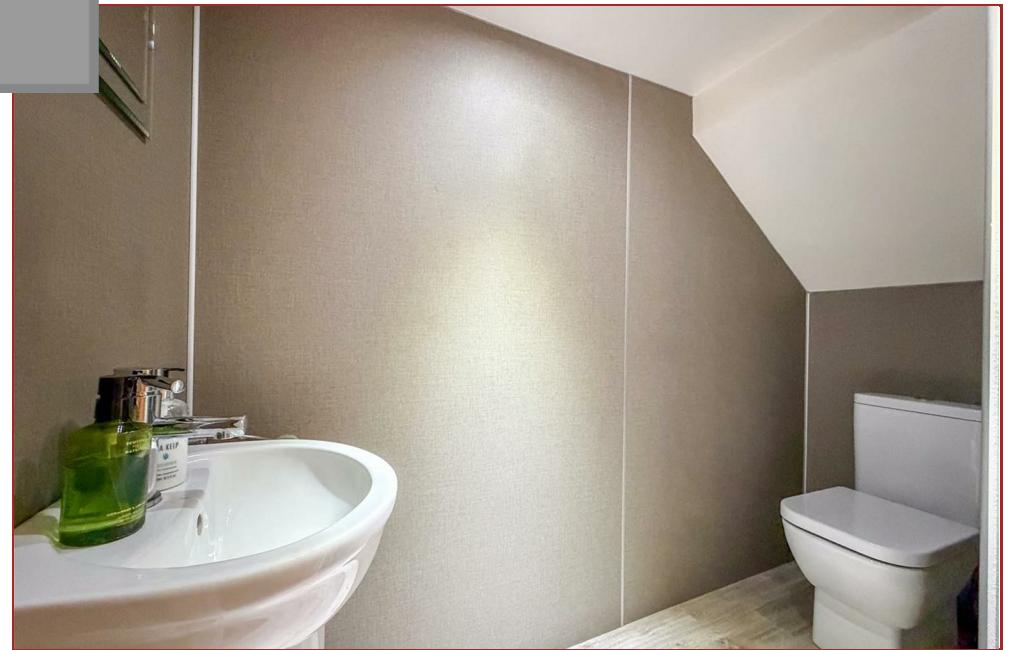


Viewing by appointment with Residence Hamilton

T: 01698 444333 | E: hamilton@residenceestateagents.co.uk | A: 34 Cadzow Street, Hamilton, ML3 6DG



RESIDENCE



4 Bedrooms | 3 Public Rooms | 3 Bathrooms



Set within a generous private plot of just under half an acre with breathtaking, unrestricted countryside views towards the Pentland and Tinto Hills, The Auld Manse, 40 Manse Road, Forth, dating from 1880, is an exceptional traditional sandstone residence that blends period charm with modern living.

Approached via a substantial private driveway with ample parking for multiple vehicles, the property also benefits from a detached double garage (7m x 7m) to the side. From the outset, the home impresses with its striking exterior and idyllic setting.

Internally, the property opens into a bright entrance hallway with elegant hardwood herringbone flooring and a traditional staircase. The ground floor offers a spacious front-facing lounge with a bay window, flooding the room with natural light, and a dual aspect study/bedroom providing flexible living space. Adjacent sits a superb open-plan family and dining area, creating an ideal space for everyday living and entertaining, complete with a freestanding log burner. A contemporary WC sits beneath the staircase, while a large, modern kitchen completes the ground floor.

The upper level hosts a generous landing leading to three double bedrooms. The principal suite features a luxurious en-suite and walk-in dressing room, while a modern family bathroom serves the remaining bedrooms.

Externally, the expansive front gardens are mainly laid to lawn with uninterrupted countryside views. To the rear, a fully enclosed private patio offers an ideal space for outdoor dining. The plot is enclosed with traditional walls to the front and sides, and a timber fence to the rear, providing security for children and pets.

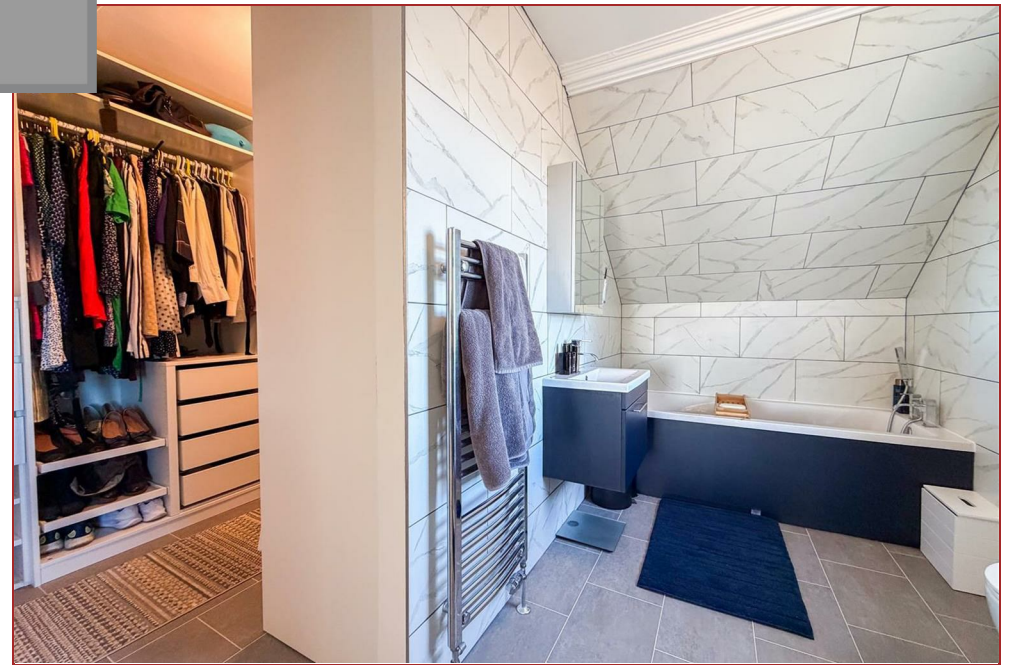
Blending character, space, and contemporary comfort in a picturesque setting, this home offers a rare opportunity to own a distinguished property.



2131.25 sq ft | EER = F



RESIDENCE





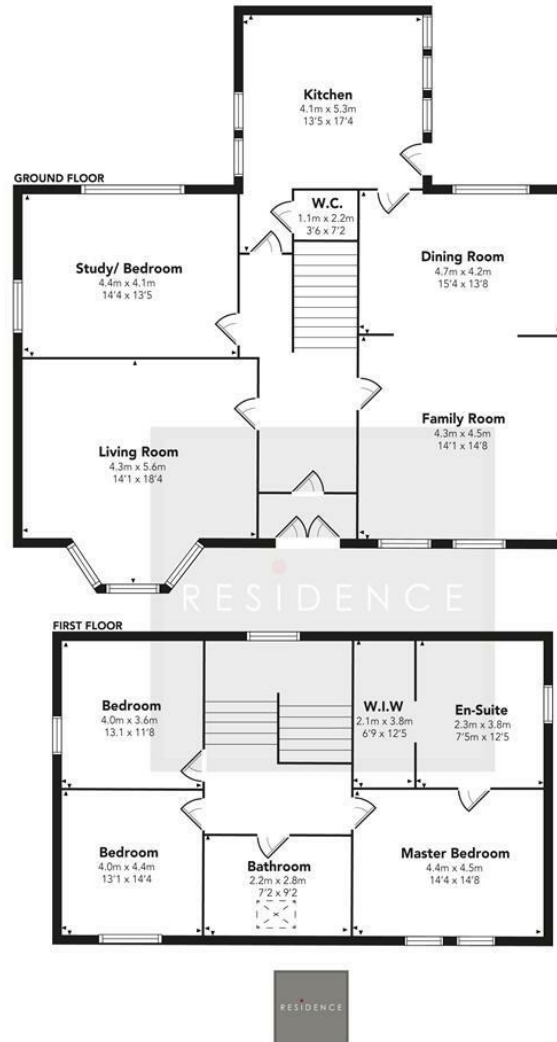
RESIDENCE







Manse Road



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.