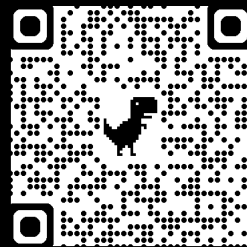


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Council Band D

2 BEDROOM DETACHED BUNGALOW, RETIREMENT PROPERTY

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Heating | Retirement Property | Stunning Views | Viewing Highly Recommended | On-Site
Amenities | EPC - C



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32 The Cottages, Auchlochan, Lesmahagow ML11 0GJ



Beautifully presented detached retirement bungalow, situated within the highly sought-after Auchlochan Garden Village and available to residents aged 55 years and over. The accommodation comprises entrance vestibule, welcoming hallway, spacious lounge with bay window and loch views, fitted kitchen, conservatory, two double bedrooms (principal with en-suite shower room) and family bathroom. Externally, the property benefits from landscaped low-maintenance gardens, a generous mono-block driveway and detached garage.

The property further benefits from double glazed windows and oil-fired central heating. EPC Rating: C

This well presented detached bungalow enjoys an enviable position with attractive loch views. Set within approximately 50 acres of beautifully landscaped grounds incorporating private lochs, walled gardens and scenic walking paths, residents benefit from an exceptional lifestyle, and is adjacent to Hollandbush Golf Club. The property is presented in walk-in condition throughout with neutral décor and quality carpeting, offering spacious accommodation ideally suited to modern retirement living. Externally, the home enjoys attractive low-maintenance landscaped gardens, a generous mono-block driveway providing parking for several vehicles, a detached garage and a delightful rear patio area.

The property is entered via a timber external door into a welcoming entrance vestibule with a storage cupboard housing the electrical consumer unit. A further glazed door leads into the central hallway, which provides access to all principal apartments and also benefits from a useful storage cupboard.

The spacious front-facing lounge is a bright and inviting reception room featuring a large bay window enjoying delightful views across the loch. The room is finished with carpeted flooring and neutral décor, creating an ideal space for relaxing or entertaining.

The kitchen is fitted with an excellent range of light wood-effect base and wall mounted units complemented by ample worktop space. Integrated appliances include a double electric oven, electric hob, fridge freezer, dishwasher and washer/dryer, while there is additional space for further free-standing appliances. The oil-fired central heating boiler is also located within the kitchen. A door from the kitchen leads directly into the rear conservatory, providing a peaceful additional sitting area overlooking the rear garden.

The principal bedroom is a spacious rear-facing double bedroom benefiting from fitted mirrored sliding-door wardrobes and a private en-suite shower room comprising WC, bidet, wash hand basin and thermostatically controlled corner shower. An obscure glazed rear-facing window provides excellent natural light whilst maintaining privacy.

Bedroom Two is a generous front-facing double bedroom complete with fitted mirrored sliding-door wardrobes.

The family bathroom is fitted with a three-piece suite comprising bath, WC and wash hand basin, with an obscure glazed rear-facing window providing natural daylight.

Externally, the property occupies beautifully maintained, low-maintenance gardens incorporating decorative stone chips, established flower beds and mature shrubs. A rear patio provides an ideal seating area, while a timber garden shed positioned beside the detached garage offers excellent external storage. A generous mono-block driveway provides off-street parking for several vehicles and leads to the detached garage.

Accommodation (Sizes given at longest points)

Lounge: 4.96m x 3.84 m

Kitchen: 3.38m x 3.23m

Conservatory: 4.03m x 2.66m

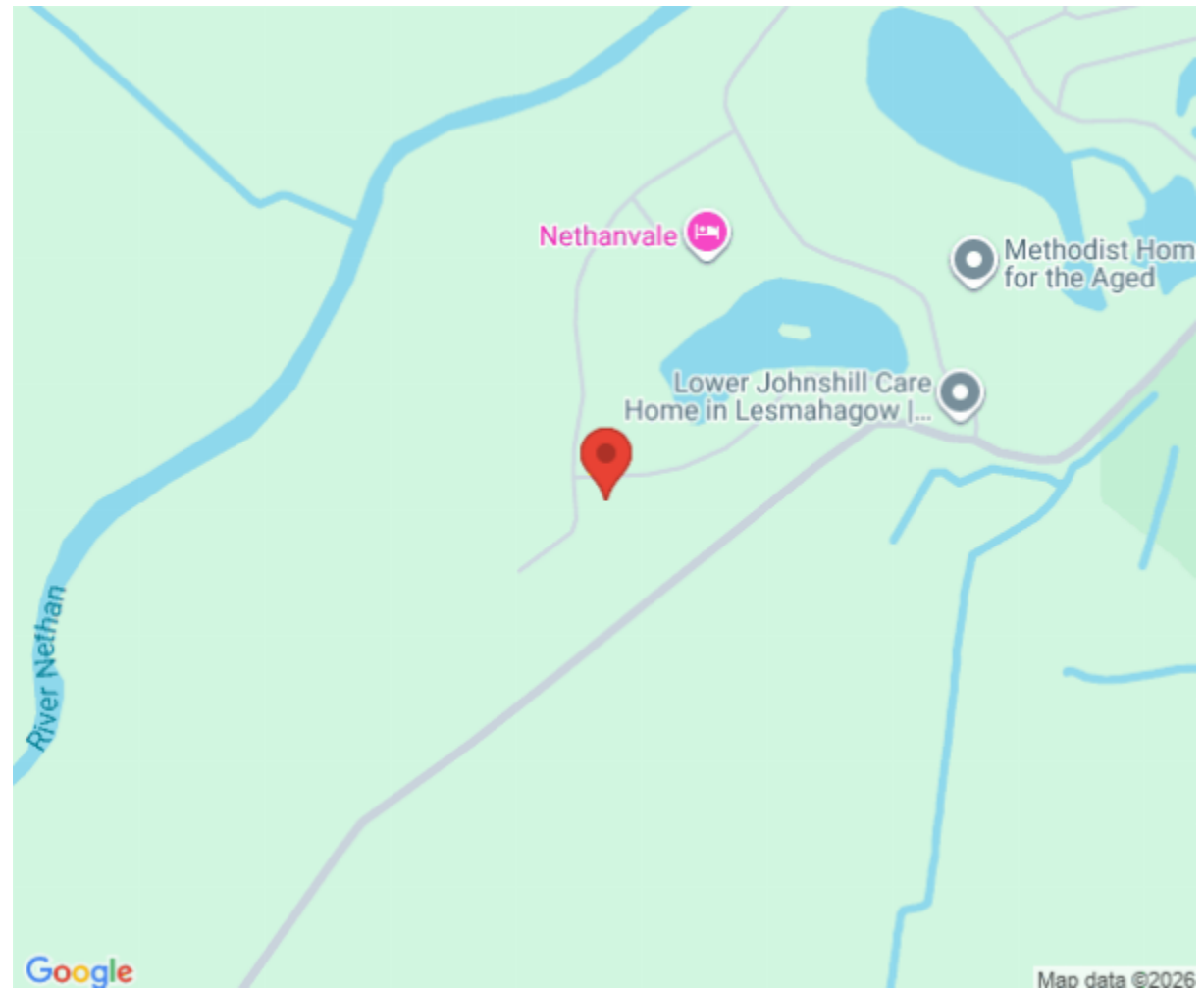
Principal Bedroom: 3.78m x 3.48m

En-suite Shower Room: 2.65m x 1.53m

Bedroom Two: 3.18m x 2.92m

Family Bathroom: 2.06m x 2.28m

Garage: 5.90m x 3.43m




Morison & Smith
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Disclaimer

Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract on offer, nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital/sonic-measuring device and are taken to the widest point. We have not tested the electricity, gas or water services or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. If there is any part of this that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.