



**McEwan Fraser Legal**

Solicitors & Estate Agents

01698 537 177 // THIS PROPERTY IS SUBJECT TO A BUYER'S PREMIUM

Beauly, 15 Broompark Drive

LESMAHAGOW, LANARK, ML11 0DH

LESMAHAGOW

The property is situated in the village of Lesmahagow, which is approximately a ten-minute drive from Hamilton. The M74 is convenient and nearby to the property, providing easy access to both north and southbound, with excellent road links to the surrounding towns and cities, including Glasgow and Edinburgh via the M8 motorway.

The village offers a wide range of amenities, including the recently opened Tesco store and fuel station, which is complemented by a variety of local businesses, including a Post Office, two banks, beauty

salon, hairdressing salons, florist, gift shop, café/deli, pharmacy, opticians, vets, medical surgery and dentist. There are two newly built primary schools, Milton Primary and Woodpark Primary. The newly constructed high school hosts the Lesmahagow Sports Facility, which is a multi-purpose sports and leisure centre. The village has a real community feel and active community council and hosts its own Highland Games, agricultural show and Christmas open doors evening for residents and visitors. The River Nethan runs through the village and offers excellent trout fishing, beautiful scenery and wildlife.



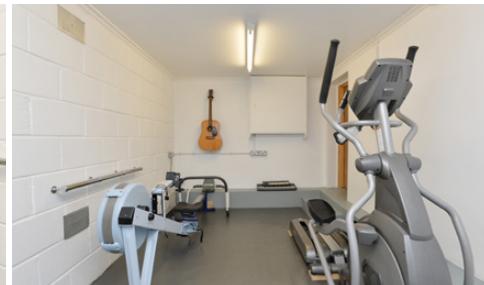
BEAULY

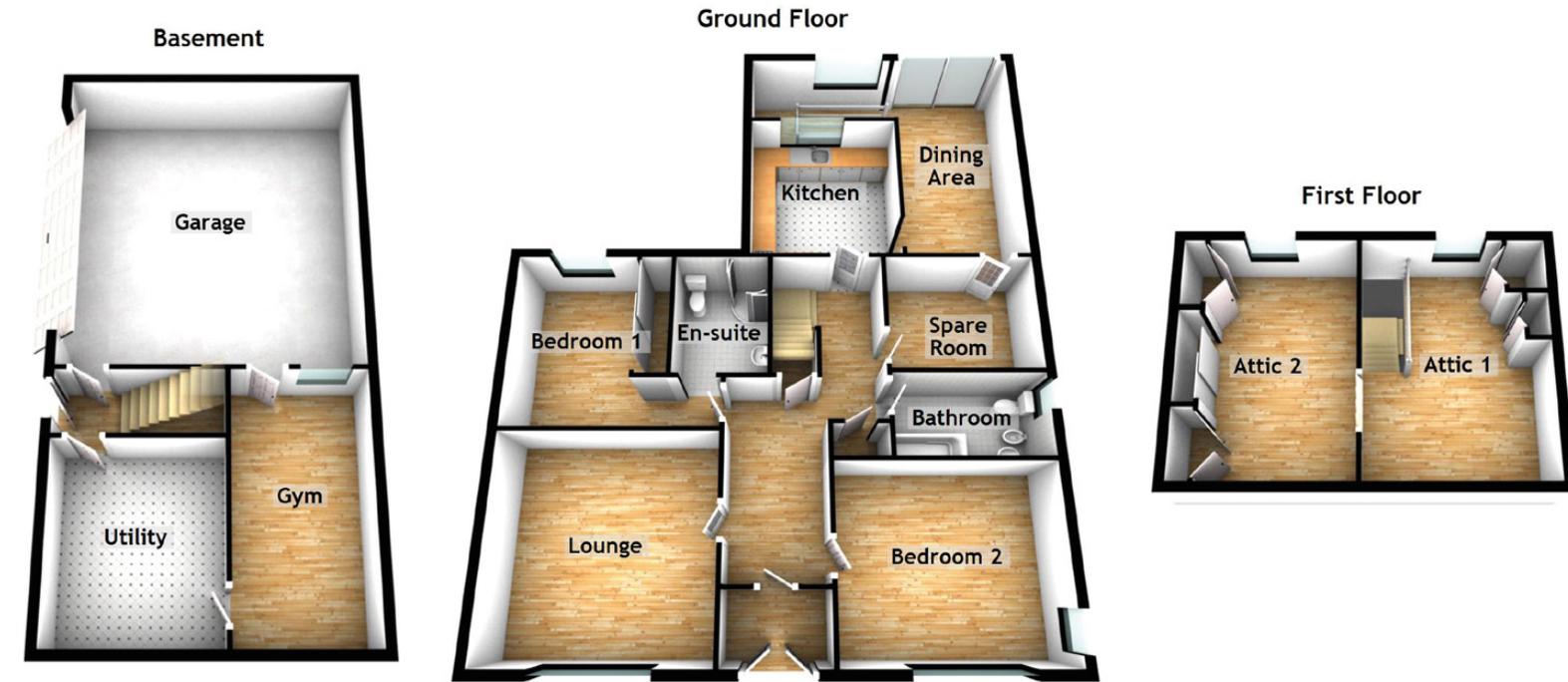
Conveniently positioned minutes from transport facilities and local amenities is this detached villa. Internally, the property offers versatile family accommodation with three public rooms and four bedrooms formed over three substantial levels. The building has been well maintained both internally and externally, to create fantastic and flexible accommodation, which only a viewing will qualify. The interior offers an excellent living space, which is inherent with a home of this age and character.

kitchen including a range of base and wall unit and plenty of worktop space for aspiring chefs. Three good sized bedrooms, master en-suite with hydro massage shower and finally on this level is the four piece family bathroom. The staircase leads to the first floor revealing a further flexible bedroom and large landing which could be used a sitting area or study, there is also plenty of storage on this floor. The ground floor consists of a gym, utility area, plenty of additional storage and a large double garage which could be converted into additional living space if required.

The garden grounds to the front is mainly laid with chips. The rear is low maintenance, with a decked patio, chipped area and surrounded by a wall and fenced for security. The driveway provides off-road parking for a number of vehicles.







Approximate Dimensions
(Taken from the widest point)

Lounge	4.30m (14'11") x 4.24m (13'11")
Kitchen	3.35m (11') x 3.22m (10'7")
Utility	3.38m (11'1") x 3.24m (10'8")
Dining Area	5.05m (16'7") x 2.60m (8'6")
Bedroom 1	3.70m (12'2") x 3.20m (10'6")
Bedroom 2	4.27m (14') x 3.66m (12')
Attic 1	4.70m (15'5") x 3.55m (11'8")
Attic 2	4.70m (15'5") x 2.73m (8'11")
Bathroom	3.07m (10'1") x 1.67m (5'6")

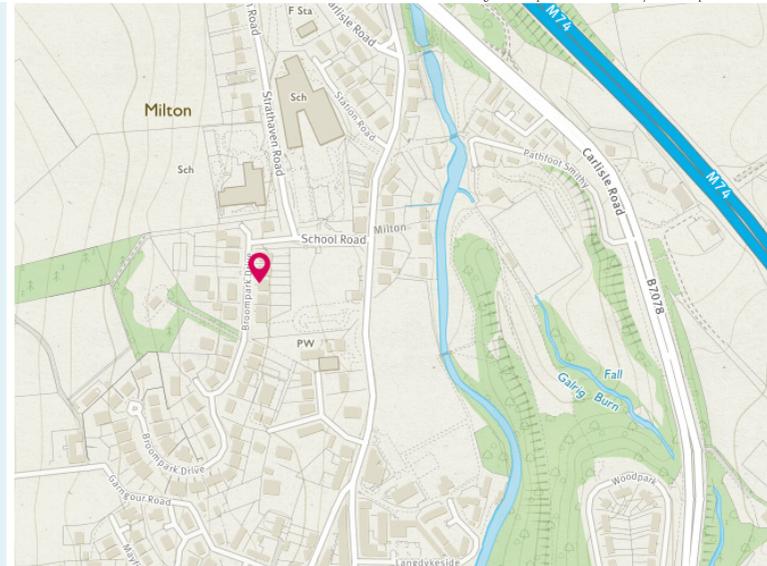
En-suite	2.67m (8'9") x 1.92m (6'4")
Gym	5.04m (16'6") x 2.61m (8'7")
Spare Room	2.85m (9'4") x 2.46m (8'1")
Garage	6.41m (21') x 6.17m (20'3")

Gross internal floor area (m²): 184m²
EPC Rating: D

Buyer's Premium Value: £2,500.

Extras (Included in the sale): All Carpets and floor coverings.

Image credit: <https://www.ordnancesurvey.co.uk/osmaps/>





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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. 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. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only.



Text and description
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