



**jamie lonsdale**  
estate agents limited



**Tweedieside Cottage**  
**Roman Road**  
**Sandford by Strathaven**  
**O/O £350,000**

Detached Cottage. Hall, lounge, dining room, refitted dining kitchen, utility, shower room, TV room/study/ bedroom, master bedroom with en-suite shower, 3 further bedrooms & bathroom. Gardens. Double garage. D/Glazing. Stables. 3 acres. LPG heating.

Detached Cottage in a rural position just outside the village of Sandford. The house is surrounded by fields and has some excellent open views. The property was converted to its current layout about 15 years ago and is presented in good condition throughout. The accommodation comprises reception hall, bay windowed lounge with log burning stove, separate dining room, refitted luxury kitchen with plenty of room for dining, utility room, shower room, TV room which could be used as a study or extra bedroom, master bedroom with ensuite shower room, three further bedrooms upstairs and family bathroom. The house sits in large mainly lawned gardens and has excellent driveway parking and double garage. There is a stable block with three loose boxes, dog run and log store. The house also comes with three acres of ground split into two paddocks. The property has LPG heating and double glazing.

The village of Sandford enjoys a rural location just two miles from the market town of Strathaven. The village has a primary school. Strathaven has a good selection of amenities including shops, supermarkets, schools, sports centre, pubs, restaurants and recreation. Strathaven offers easy access to the M74 and M8 allowing swift and effective travel throughout Central Scotland.



## Accommodation

### Reception Hall

Double glazed window looking into courtyard. Central heating radiator. Stairway to upper level. Under stair store cupboard. Fitted store cupboard with hanging rail and shelf.

### Lounge 22'2" X 12'8"

Double glazed bay window to front. Two central heating radiators. Double glass doors through to dining room. The main feature of the room is a log burning stove on a slate hearth.

### Dining Room 10'1" X 12'7"

Double glazed window to side. Solid oak floor. Central heating radiator.

### TV Room 10'7" X 8'6"

Double glazed windows to rear and side. Central heating radiator. Could be used as an extra bedroom or study.

### Kitchen 14'8" X 13'4"

The kitchen was refitted in 2007 and has a double glazed window to side and a double glazed window to rear with wonderful views. There is plenty of room for dining and there is a full range of oak fronted floor and wall hung storage units with matching drawers. Granite worktop surrounds. Stainless steel sink unit. Integrated fridge and freezer. Integrated dishwasher. Baumatic stainless steel range cooker with five ring gas hob, two electric ovens, grill and extractor hood. Central heating radiator. Ceiling downlights.

### Utility Room 8'6" X 6'7"

Access door to rear. Plumbed for washing machine. Stainless steel sink unit. Fitted oak fronted storage units. Central heating boiler. Worktop.





### **Shower Room 5'11" X 6'7"**

Double glazed window to side. Central heating radiator. Three piece suite comprising toilet, pedestal wash hand basin and tiled shower cubicle with Mira shower fitted.

### **Master Bedroom 14'5" X 12'6"**

Double sized ground floor bedroom. Double glazed bay window to front. Fitted wardrobes along one wall. Central heating radiator.

### **En Suite Shower Room 7'5" X 5'5"**

Double glazed opaque window to front. Tiled floor and walls. Heated towel rail. Three piece suite comprising toilet, wash hand basin with vanity surround and storage and shower cubicle with electric shower.

### **Upstairs**

Access to the upper level is via stairway from the reception hall.

### **Upper Hall**

Fitted storage cupboard. Access to three bedrooms.

### **Bedroom Two 12'7" X 15'6"**

Double sized room. Double glazed window to front. Laminate floor. Central heating radiator.

### **Bedroom Three 16'1" X 10'9"**

Double sized room with double glazed windows on both sides with outstanding views. Central heating radiator.

### **Bedroom Four 10'11" X 8'11"**

Single room. Laminate floor. Velux window. Central heating radiator.

### **Bathroom 7'11" X 6'5"**

Tiled floor and walls. Heated towel rail. Three piece suite in white comprising toilet, wash hand basin with

vanity storage and surround and deep bath. In addition an electric shower is provided above the bath.

### **Gardens**

The property sits amid large gardens with two areas of lawn to the front, side lawn and rear lawn. A monobloc driveway provides excellent off-road parking and this is entered via twin wrought iron gates.

### **Garage**

Detached double garage with up and over door. Power and lighting is provided.

### **Stable Block**

There is a stable block in the yard with three loose boxes. In addition there is an enclosed dog run and log store.

### **Land**

The house has approximately three acres of ground which is divided into two paddocks, one of one acre the other one of two acres.

### **Central Heating**

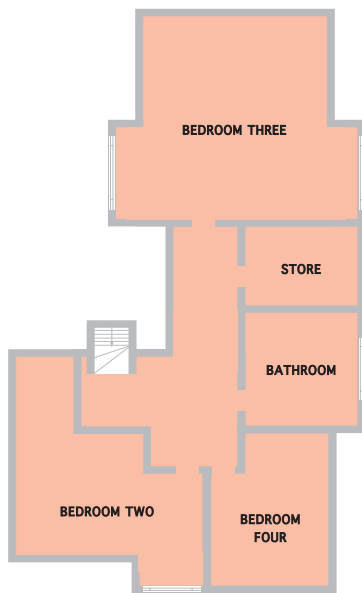
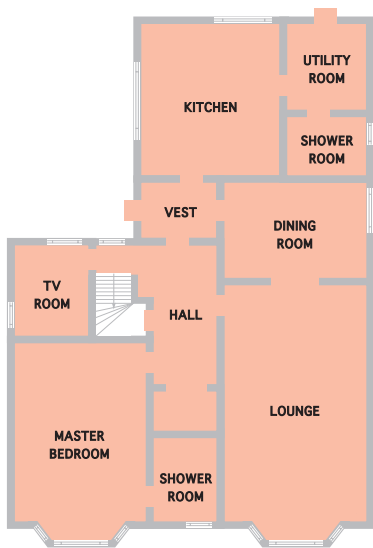
The property has a system of Liquid Propane Gas central heating which operates through radiators.

### **Double Glazing**

The house has double glazed windows.



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These plans are schematic only – not to scale.

**Sellers – Mr & Mrs Lonsdale**

**Please Note –** This property is being sold for Mr & Mrs Lonsdale who own Jamie Lonsdale Estate Agents.

**Viewing –** By appointment through the Agent.

**Date Prepared –** 20 April 2009

**Reference Number –** U1707

**Fixtures and Fittings**

All fittings mentioned in these particulars are being included in the sale. All others are specifically excluded.

Please note these particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract.

**Travel**

Proceed south on the M74 and exit at junction 8 onto the A71 towards Strathaven. Continue into the centre of Strathaven and turn left signposted Sandford. Follow the road out of the town and continue for about a mile and a half taking left at the signpost for Sandford. Proceed over the metal bridge and turn second right into School Road. Follow this road and continue out into the country with Tweedieside Cottage to be found on the right hand side about half a mile from the village.



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