




McEwan Fraser Legal

Solicitors & Estate Agents

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65 Woodpark

LESMAHAGOW, LANARK, ML11 0BS

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WOODPARK LESMAHAGOW, LANARK ML11 OBS

“LARGE WELL
LOCATED TWO
BEDROOM /
UPPER COTTAGE FLAT”



KITCHEN LOUNGE MASTER BEDROOM BEDROOMS BATHROOM GARDEN

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 both north and south-bound, 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 constructed primary schools, Milton and Woodpark. There is also the newly constructed High School, this hosts the Lesmahagow Sports Facility, which is a multi-purpose sports and leisure centre.

We are delighted to bring to the market this two bedroom flat, which occupies the preferred upper floor position. The property would be a fantastic acquisition for

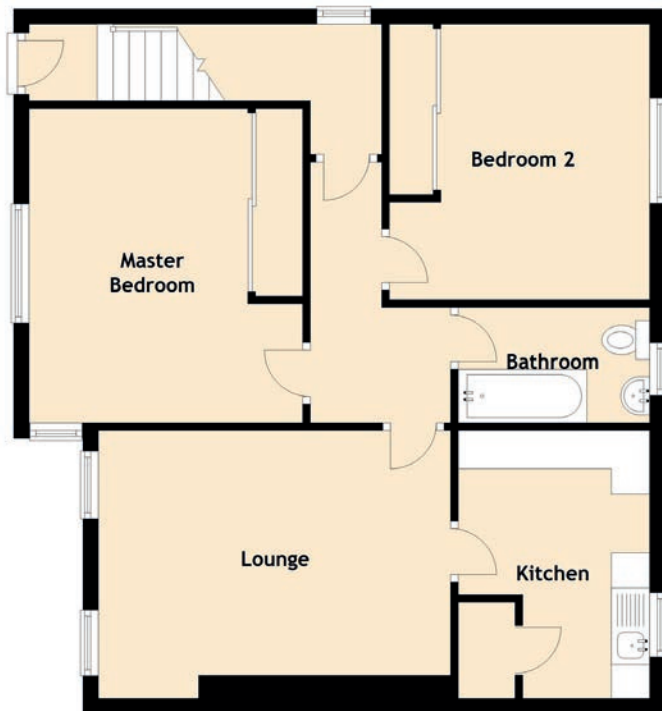
either a first-time buyer(s), small family or a Buy-To-Let investment. The flat has been well-designed to maximise the natural available light. Room dimensions are generous and the accommodation has been arranged to offer flexibility and individuality.

In more detail, the property has a welcoming entrance hall with large storage cupboard giving access to the impressive lounge, which is flooded with natural light. The fully-fitted kitchen has a good range of floor and wall-mounted units and plenty of worktop space. There are two well-proportioned double bedrooms with fitted wardrodes and there is a three-piece bathroom suite with overhead shower.

The rear garden is low maintenance and is fully enclosed. To the side of the property, there is a driveway providing off-road parking for several vehicles and a good sized single detached garage with power and light.



SPECIFICATIONS FLOOR PLAN & PROPERTY LOCATION



Approximate Dimensions (Taken from the widest point)

Lounge	4.60m (15'1") x 3.50m (11'6")
Kitchen	3.90m (12'10") x 2.50m (8'2")
Master Bedroom	4.10m (13'5") x 3.80m (12'6")
Bedroom 2	3.60m (11'10") x 3.40m (11'2")
Bathroom	2.60m (8'6") x 1.50m (4'11")

Gross internal floor area (m²) 70m²

EPC Rating C

Extras
(Included in the sale)

All fitted carpets and floor coverings to remain.

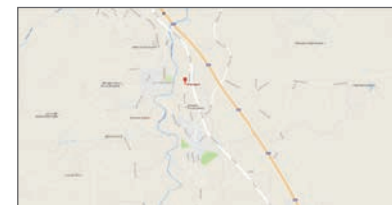


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Part
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Text and description
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