

# Rarely available four bedroom bungalow with Equestrian facilities

Excellent location, beautifully extended and upgraded, garage conversion



## 10 Lee Meadow Road

Braidwood, Carluke, South Lanarkshire, ML8 5PJ



Scan Here!



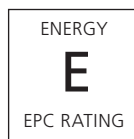
4 BED



2 BATH



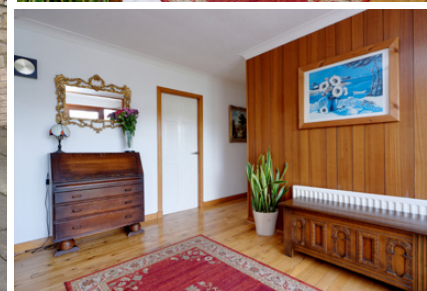
STABLES



ENERGY

**E**

EPC RATING



# 10 Lee Meadow Road

*Braidwood, Carluke, South Lanarkshire*

Braidwood, near Carluke, is a great place to call home. Close to the towns of Lanark and Carluke and via the motorway networks it's still an easy commute to Edinburgh, Glasgow and the towns of central Scotland on a daily basis. There are good schools in this area at primary and secondary level. The beautiful surrounding hills and lands offer a wealth of leisurely walks and cycle ways that add a quality of life most people can only dream of.





Part Exchange available. We are delighted to offer to the market this beautiful, rarely available four bedroom bungalow, set in a quiet and private location, complete with large gardens and with excellent equestrian facilities. The property has seen a steady series of upgrades from the current owners who have owned the property for some years now. It points to its enduring appeal as a perfect home for those who like a more rural property that's still within easy reach of Carluke, Lanark (approx. 5 minutes drive) and the surrounding area. Accommodation comprises: a bright and very spacious lounge flooded with light from the large windows. The

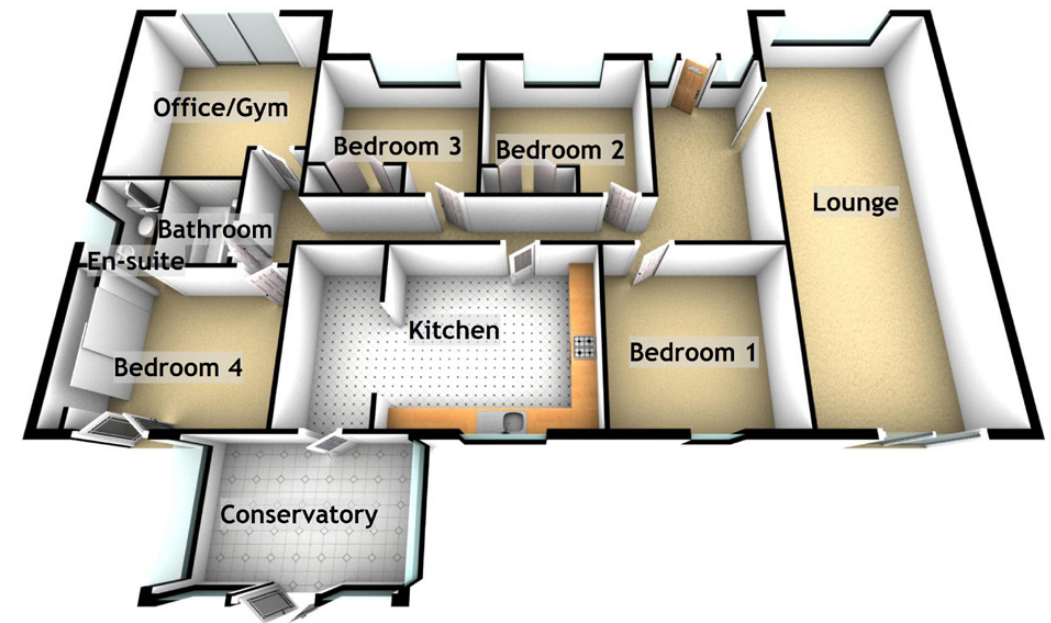
kitchen/diner is finished in light wood units with an electric hob and oven - it's the perfect place for the chef to serve up a marvellous meal. Integrated appliances include; dishwasher, side-by-side fridge and freezer with ample space for a free-standing washing machine. There is also a handy utility area off the kitchen.

There are four good sized bedrooms in this lovely home, most have built in storage wardrobes. The spacious master bedroom has an abundance of light helped also by the light bouncing around from the large mirrored wardrobes. As expected in this

executive house, the master bedroom is en-suite and contains a white suite with an electric quadrant shower, perfect for long relaxing showers after a hard day at the office. The patio doors from the bedroom lead out to the sundeck, a great place to have a relaxing morning coffee. The tiled family bathroom has a bath and contains a white suite. There is a handy storage cupboard off the hallway helping to keep the house clutter free. The garage conversion is very special and could easily be utilized as a gym/ games room/cinema room or indeed a home office. Full of natural light from the large patio doors to the front aspect, forget the traffic jams on the way to

work - this is a much better area to call 'the office'. The property also has a conservatory, large decked area and gardens, which although extensive are just the right size for a country family home. The property is kept warm and comfortable courtesy of the double glazing and oil central heating. There are a number of outbuildings including the stables which offer a great opportunity for those who appreciate and enjoy Equestrian pursuits. All in all this is a fabulous house, one that rarely comes around very often and is sure to be very popular due to its highly adaptable nature for a range of family and business interests. Early viewing is advised.





Approximate Dimensions  
(Taken from the widest point)

Lounge	8.60m (28'3") x 3.90m (12'10")
Kitchen	4.00m (13'1") x 3.70m (12'2")
Conservatory	3.50m (11'6") x 3.30m (10'10")
Bedroom 1	3.70m (12'2") x 3.70m (12'2")
Bedroom 2	3.60m (11'10") x 3.46m (11'4")

Bedroom 3	3.60m (11'10") x 3.40m (11'2")
Bedroom 4	4.20m (13'9") x 3.20m (10'6")
En-suite	1.90m (6'3") x 1.70m (5'7")
Office/Gym	4.70m (15'5") x 4.20m (13'9")
Bathroom	2.10m (6'11") x 1.90m (6'3")

Gross internal floor area (m<sup>2</sup>)- 181





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## Part Exchange

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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.

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