





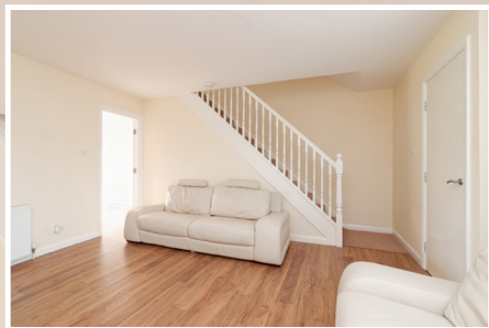
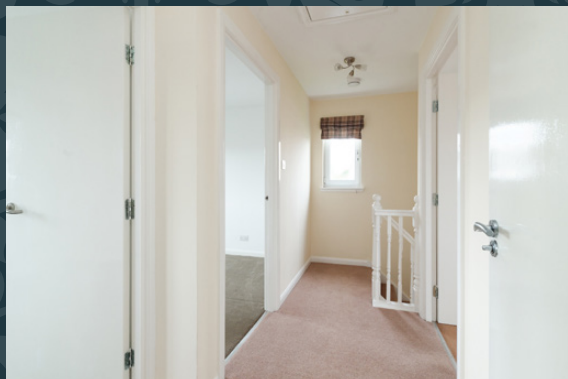
LESMAHAGOW, LANARK, SOUTH LANARKSHIRE

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 primary schools, Milton Primary, which is in the process of having a new building constructed and Woodpark Primary, which recently moved to new premises. 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.



2 POCHARD

LESMAHAGOW, LANARK, ML11 0GW

McEwan Fraser Legal is delighted to present this three bedroom semi-detached home in Lesmahagow. The property is in walk-in condition throughout and offers flexible accommodation. Inside, the property comprises of:

- Modern dining kitchen with patio doors to the garden.
- Spacious living area.
- Entrance vestibule with access to WC.
- Three bedrooms with a range of storage solutions.
- Family bathroom with white three-piece suite and thermostatic shower.
- Loft space for additional storage.

In addition to this, the property includes parking and a large garden with a shed. The garden is large enough that the new owners may consider extending to the side for further accommodation.

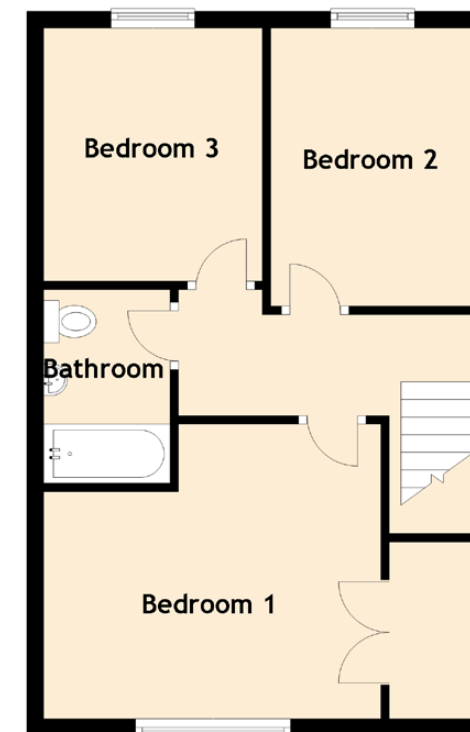
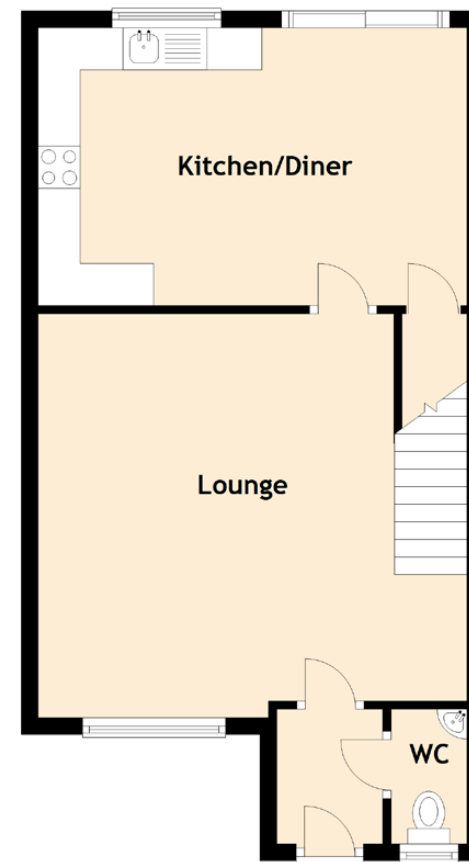
A fantastic opportunity to acquire a family home in walk-in condition located in a desirable area. Also great for first-time buyers who wish a property that they can grow in to and extend over the years.





SPECIFICATIONS & DETAILS

FLOOR PLAN, DIMENSIONS & MAP

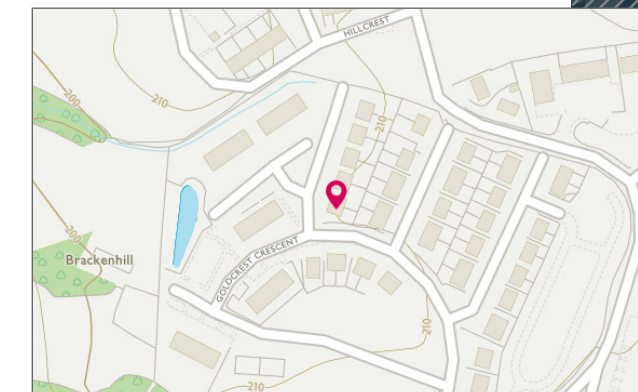


Approximate Dimensions
(Taken from the widest point)

| | |
|---------------|--------------------------------|
| Lounge | 5.10m (16'9") x 4.80m (15'9") |
| Kitchen/Diner | 5.10m (16'9") x 3.30m (10'10") |
| Bedroom 1 | 4.00m (13'1") x 3.50m (11'6") |
| Bedroom 2 | 3.30m (10'10") x 2.50m (8'2") |
| Bedroom 3 | 3.00m (9'10") x 2.60m (8'6") |
| Bathroom | 2.30m (7'7") x 1.50m (4'11") |
| WC | 1.60m (5'3") x 0.90m (2'11") |

Gross internal floor area (m²): 88m²

EPC Rating: C





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