



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

0141 404 5474

**65 Woodpark**

LESMAHAGOW, LANARK, ML11 0BS

# 65

## WOODPARK LESMAHAGOW, LANARK ML11 OBS

“LARGE WELL  
LOCATED TWO  
BEDROOM /  
UPPER COTTAGE FLAT”

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 wardrobes and there is a three-piece bathroom suite with overhead shower.

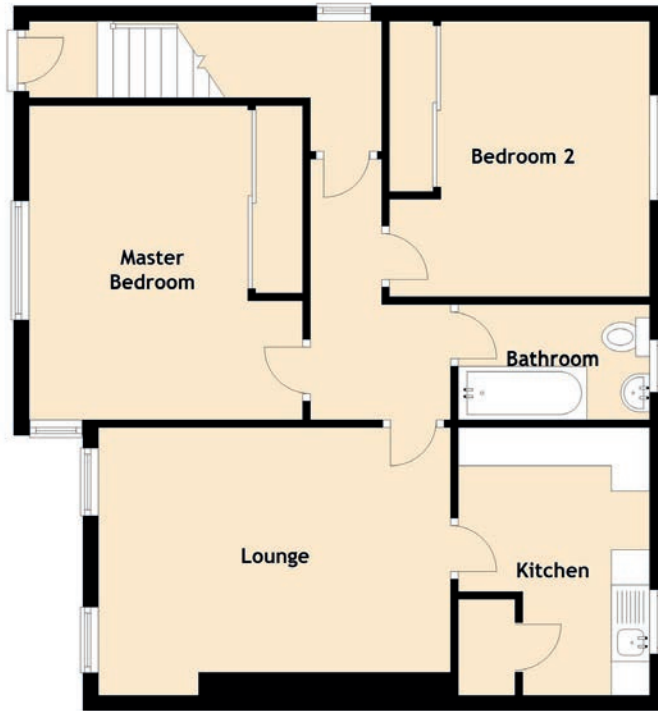
The rear garden is low maintenance and is fully enclosed. To the side of the property, there is a driveway providing off-road parking for several vehicles and a good sized single detached garage with power and light.



**KITCHEN** **LOUNGE** **MASTER BEDROOM** **BEDROOMS** **BATHROOM** **GARDEN**



# 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 (m<sup>2</sup>) 70m<sup>2</sup>

EPC Rating C

Extras  
(Included in the sale)

All fitted carpets and floor coverings to remain.



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

**McEwan Fraser Legal**

Solicitors & Estate Agents

Tel. 0141 404 5474  
www.mcewanfraserlegal.co.uk  
info@mcewanfraserlegal.co.uk

Part  
Exchange  
Available

**Disclaimer:** The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing.

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  
**SCOTT YULE**  
Surveyor



Professional photography  
**GARY CORKELL**  
Photographer



Layout graphics and design  
**EAMONN MULLANE**  
Designer