




McEwan Fraser Legal

Solicitors & Estate Agents

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1 Muirhall Steadings

AUCHENGRAY, SOUTH LANARKSHIRE, ML11 8GX



Auchengray is a small village in South Lanarkshire, Scotland. It has a small church whose architect was Frederick Thomas Pilkington.

Everyday shopping is available locally, while Lanark offers a good range of high street shops, leisure facilities and restaurants. Both Forth and Carnwath house a small convenience store and Post Office.

There are railway stations at Carstairs, Lanark, Carluke and West Calder, providing services to Edinburgh, Glasgow and the national rail network. The M74 and M8 are also both within easy striking distance, allowing easy access to the full range of commercial facilities in Glasgow and Edinburgh.

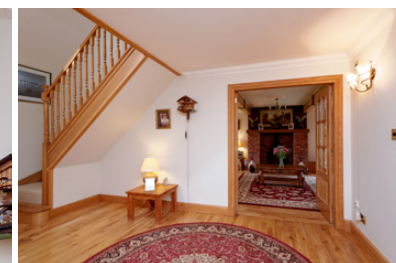
The surrounding countryside offers many lovely walks plus the opportunity for sporting activities including shooting and fishing. Other activities include bowling and local rugby clubs, as well as numerous golf courses including those at Biggar, Carnwath, Harburn and Lanark.

VIEWS, STABLES AND ENTRANCE HALL



Part exchange is available. McEwan Fraser Legal are delighted to introduce this simply stunning, bespoke, five bedroom property located in this breath-taking rural location that is only a short drive away from the main motorway networks and extensive retail and entertainment opportunities.

1 Muirhall Steadings includes approximately seven acres of fields attached and the adjoining stables offer an excellent opportunity to those with an equine interest whether it be commercially or privately.





Entering the front door we find the generous vestibule which continues into the stunning, large square reception hallway with solid wooden flooring. Double glass doors from the hallway take us into the splendid family lounge with brick built feature fireplace and wood burner. This stunning room enjoys double patio doors leading to the decking which overlooks the lawned garden. In addition to front and rear aspects, the lounge also enjoys solid wooden flooring and attractive solid wooden joists.

Also from the reception hallway, we find a generous dining room with front aspect. Next, we find the first of several stunning bathrooms with a fully tiled, built-in Jacuzzi bath, high glossed floor tiling, built-in television, spotlighting and chrome heated towel rail.

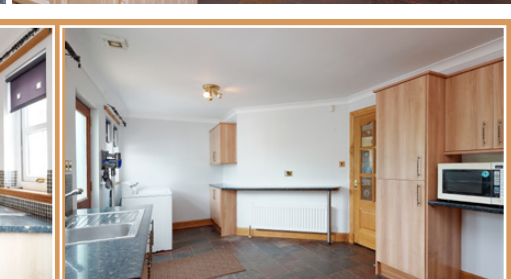
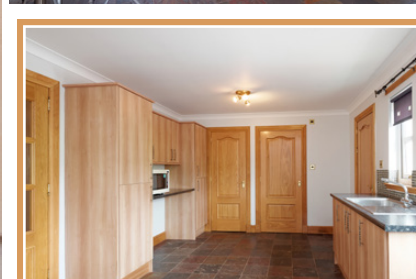
Continuing from the hallway along the corridor a glass door

takes us into the spacious open plan kitchen and family room. The kitchen is bursting with features including a Belfast sink, integrated dishwasher under the front aspects, solid oak block worktops, glass display wall cabinets, stunning floor and wall tiling, wine rack base unit and a convenient island feature to name but a few. The stainless steel range cooker fitted into the wall recess gives a real country kitchen feel. From the open plan kitchen, the room flows into the family room which is flooded with natural light and double patio doors to the decking overlooking the driveway and stables finish this area perfectly.

To the rear of the ground floor, we discover the generous utility/boot room with an ample selection of kitchen cabinets and work surfaces. This utility area also enjoys a convenient WC with basin. In addition, we find an internal door accessing the adjoining double garage.

LOUNGE & FAMILY ROOM





KITCHEN, UTILITY & DINING ROOM





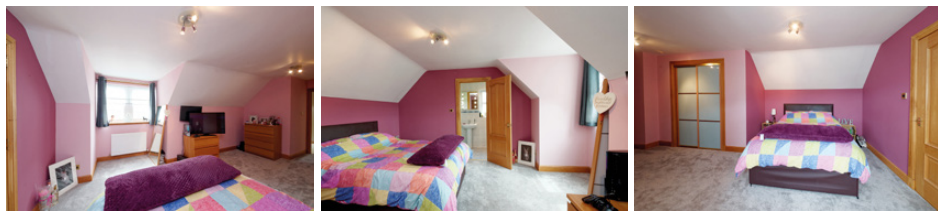
BEDROOMS 1-4 & EN-SUITES

Climbing the stairs from the hallway we enjoy the solid oak bannisters and firstly find the superb, spacious master bedroom with dressing room and large ensuite. In addition to stunning floor and wall tiling and heated towel rail, this en-suite boasts an amazing twin home shower spa cubicle. We find four further double bedrooms all with generous proportions. One bedroom over the garage enjoys an en-suite shower room and built-in wardrobes. We then discover two double bedrooms with

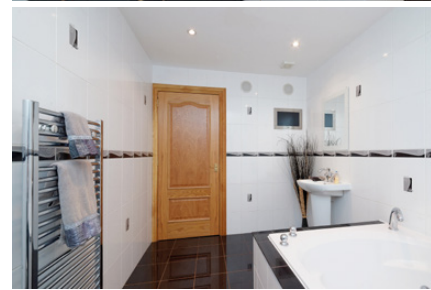
built-in storage options both benefitting from a large Jack and Jill style en-suite shower room. One further double bedroom with rear aspect completes the upper floor. Beside this bedroom we find a well-equipped shower room with three piece suite.

This property is maintained to an excellent standard and enjoys a superb finish throughout. We feel an early viewing is essential to fully appreciate all that this stunning property has to offer.





BEDROOM 5, EN-SUITE, BATHROOM & WC



FLOOR PLAN, DIMENSIONS & LOCATION



Approximate Dimensions
(Taken from the widest point)

GROUND FLOOR

Entrance Vestibule	3.00m (9'10") x 1.70m (5'7")
Lounge	9.00m (29'6") x 4.90m (16'1")
Dining Room	4.50m (14'9") x 4.10m (13'5")
Kitchen/Diner	7.10m (23'4") x 4.20m (13'10")
Utility	6.50m (21'4") x 3.50m (11'6")
Pantry	1.80m (5'11") x 1.40m (4'7")
Sun Lounge	4.80m (15'9") x 4.10m (13'5")
Bathroom	3.40m (11'2") x 2.30m (7'7")
WC	1.80m (5'11") x 1.20m (3'11")
Garage	6.70m (22') x 6.50m (21'4")

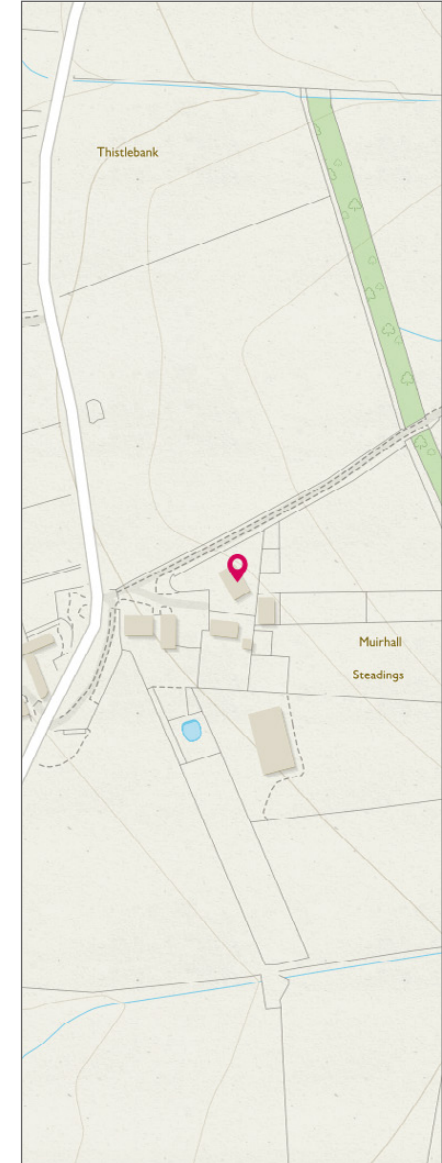
FIRST FLOOR

Bedroom 1	4.50m (14'9") x 2.80m (9'2")
Bedroom 2	4.20m (13'9") x 3.80m (12'6")
Study	3.80m (12'6") x 2.80m (9'2")
Jack and Jill En-suite	2.60m (8'6") x 1.70m (5'7")
Bedroom 3	3.80m (12'6") x 3.70m (12'2")
Bedroom 4	5.60m (18'4") x 3.90m (12'10")
En-suite	3.20m (10'6") x 2.70m (8'10")
Walk-in Wardrobe	2.70m (8'10") x 2.10m (6'11")
Bedroom 5	6.50m (21'4") x 3.60m (11'10")
En-suite	2.90m (9'6") x 1.20m (3'11")
Shower Room	2.70m (8'10") x 0.90m (2'11")

Gross internal floor area (m²): 331m²

EPC Rating: C

Extras (Included in the sale): All floor coverings, light fittings, built-in kitchen appliances and blinds.





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Part
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Text and description
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Layout graphics and design
ALLY CLARK
Designer