

**157 Nethanvale**



Auchlochan Garden Village is a retirement village standing in over 50 acres of charming grounds with woodlands and lochans some two miles from the village of Lesmahagow off the M74 in Lanarkshire, a county recognised for the beauty of its countryside.



#### Shared facilities

The wide-ranging communal facilities, which are available to all residents throughout the Auchlochan estate, encourage socialising and allow a range of activities and pastimes for your interest, well-being and enjoyment. These include:

- Extensive gardens, lochans and woodland supporting local wildlife
- Bistro offering appetising meals and a sociable atmosphere
- Stunning auditorium and library with a selection of reading materials
- Bed and breakfast accommodation for your visitors
- Church services, for those who wish to participate
- Dedicated Chaplain providing one-to-one pastoral support for all residents and staff, whatever their background or belief
- Hairdressing Salon

#### Retirement Living With or Without Care

- Apartments for your privacy and independence
- Care and support available as required
- Communal areas for shared use and socialising
- 24-hour emergency call system
- Safety and security features
- Choice of options from all inclusive weekly rates to flexible purchase
- 52 one and two bedroom apartments available for purchase
- Enjoy far reaching view across over 50 acre landscaped estate from the peace and tranquillity of your own home

#### Available at: The Courtyard

- Studio, one and two bedroom apartments available to rent
- Stunning auditorium for worship, events, shows and activities
- Bistro offering a unique focal point and meeting place, with appetising meals and a sociable atmosphere

#### Nethanvale, Retreat, Retirement Apartments and Cottages

- One and two bedroom apartments
- Spacious bungalows
- Extensive views across the lochans
- Bistro offering positive dining experience
- Numerous shared spaces for relaxing and meeting with others
- Range of daily activities for individuals and groups, organised for your interest and enjoyment, for you to participate as you wish
- Domestic and laundry services
- Assisted bathrooms where you can enjoy a relaxing bath, with support if required

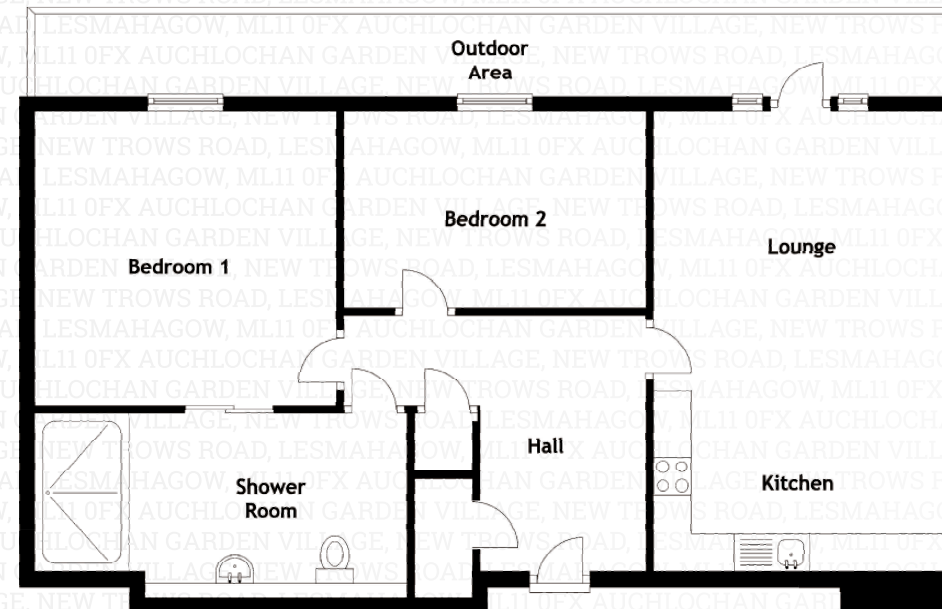
**“over 50 acres of charming grounds with woodlands and lochans.”**





**M**cEwan Fraser Legal are proud and privileged to be able to present to the market what can only be described as the most unique, tranquil and peaceful retirement village in Scotland and in some respects one of Scotland's best kept property secrets.

Available with our unique advanced part exchange scheme which in some circumstances could mean a trade in of up to 100% of your current properties value, the development being offered is a must view for anyone looking for unique style of accommodation and way of living with dignity that has been completed with an attention to detail normally reserved for a five-star holiday resort in the Caribbean it is simply a must view in today's marketplace.



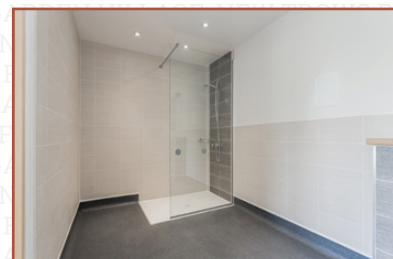
Approximate Dimensions  
(Taken from the widest point)

Lounge	3.90m (12'10") x 3.60m (11'10")
Kitchen	3.90m (12'10") x 2.40m (7'10")
Bedroom 1	4.00m (13'1") x 3.90m (12'10")
Bedroom 2	4.00m (13'1") x 2.60m (8'6")
Shower Room	4.80m (15'9") x 2.00m (6'7")

Gross internal floor area (m<sup>2</sup>): 73m<sup>2</sup>

EPC Rating: C

Extras (Included in the sale): Integrated fridge freezer, integrated slimline dishwasher, induction hob, cooker hood, free standing washer dryer and fitted floor coverings.





Solicitors & Estate Agents

Tel. 01698 537 177

[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)

[info@mcewanfraserlegal.co.uk](mailto: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  
**BILL CORBETT**  
Commercial Director



Professional photography  
**GARY CORKELL**  
Photographer



Layout graphics and design  
**ALLY CLARK**  
Designer