

D I F F

E R I C

K E N D

GREENRIG ROAD HAWKSLAND,
LESMAHAGOW, ML11 9QB




McEwan Fraser Legal
Solicitors & Estate Agents

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I O N /



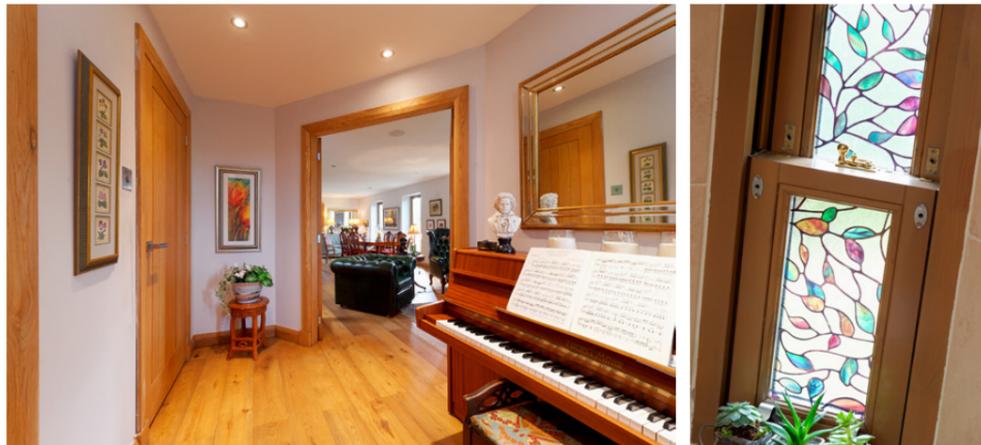
THE PROPERTY IS
LOCATED CLOSE TO THE
QUIET RURAL HAMLET
OF HAWKSLAND,
BETWEEN LESMAHAGOW
AND LANARK.

The Royal Burgh of Lanark is steeped in history and has all the required facilities and amenities, including newly built grammar school, historic 18 hole golf course and Lanark Loch, good access to the Scottish Borders and the Clyde valley, providing excellent walks for the outdoor enthusiast including Tinto Hill and the Falls of Clyde.

Lesmahagow again has a good variety of local shops and facilities, including a recently open Tesco store and filling station. This area is much favoured particularly for those requiring good transport links and easy access to Glasgow and Edinburgh, rural yet not isolated feel and value for money.

Edinburgh City Bypass is only a forty-minute drive away, giving good access to East Central Scotland. The M74 is only a ten-minute journey giving good access to Glasgow and the West of Scotland. In all, this property is ideally situated for the commuter to either Edinburgh or Glasgow.

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G R E E N R I G R O A D , H A W K S L A N D , L E S M A H A G O W , M L 1 1 9 Q B

A BESPOKE, ARCHITECT-DESIGNED FAMILY HOME, COMMISSIONED A DECADE AGO BY THE CURRENT OWNER, CRAFTED FOR A GROWING FAMILY THE OPEN PLAN ACCOMMODATION IS VERSATILE, GRACIOUS AND FUNCTIONAL. THE LARGE ENSUITE BEDROOMS ARE PERFECT TO PROVIDE PRIVACY; EACH FEATURES A TRANQUIL INTERNAL AND EXTERNAL SITTING AREA WITH BEAUTIFUL VIEWS.

The internal space measures over 2300square feet over 4 levels; it is entered via an attractive hallway, to the left is a wetroom and separate cloakroom. Continue through the oak and glass doors to the large, bright, open plan living and entertaining space which is equipped with an integral speaker and Sonos system. Currently laid out to allow for formal dining and seating alternatively casual and relaxed at the impressive oak counter. The area lends itself to the individual requirements of any purchaser.

The stunning 'cooks' kitchen boasts

high-spec, integral appliances, many storage options and a spacious oak topped island with integrated hob, beneath a drawer fridge, dishwasher, and storage drawers can be found.

Continue further to the superb store/utility from which there is access to the deck and garden.

Relaxing lounging can be enjoyed in the separate family room which has intergrated surround sound system also linked to Sonos. The deck is accessible from this room via double patio doors.



KITCHEN



L O U N G E / D I N E R



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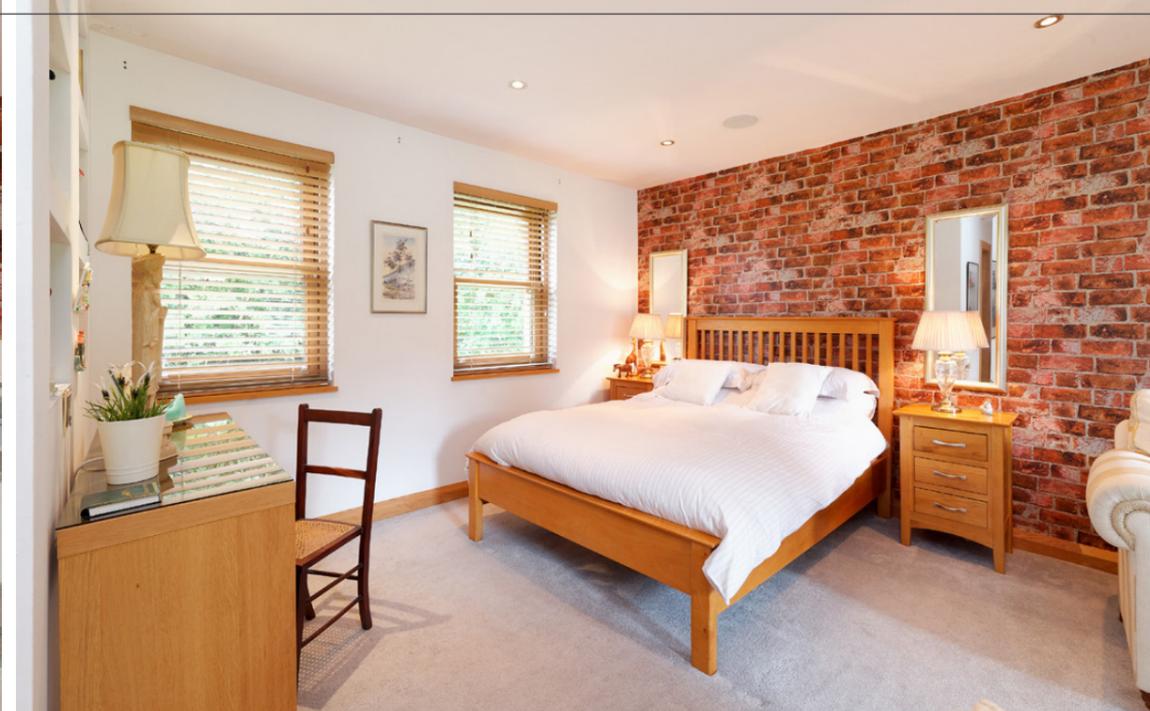
DESIGNED
TO FEEL
SPACIOUS YET
HOMELY AND
WARM

”

FAMILY ROOM & UTILITY



BEDROOM 1 EN-SUITE



DOWN OAK STAIRS FROM THE GROUND FLOOR THIS BEDROOM FEATURES A LIVING AREA, DRESSING ROOM AND JACUZZI BATHROOM. THERE IS A PRIVATE ENTRANCE TO A DECK AND GARDEN BEYOND.

A perfect space for conversion to many uses such as: a grandparent annex; studio or holiday let; additional double bedroom.



UPSTAIRS IN BEDROOMS AND STAIRWELLS FEATURE SKYLIGHTS FRAME THE STARS AND MOONLIGHT AT NIGHT WHILST FLOODING ROOMS WITH LIGHT DURING THE DAY.

Upstairs to bedroom 2 and onwards to 3 each of which benefits from generous wardrobe space, ensuite shower and decked balcony area accessed through a wall of velux windows.

At the top of the oak staircase is an oak-floored landing on which is access to a laundry, storage and bedrooms 3 and 4.

The master bedroom has plentiful storage cupboards, a full ensuite bathroom with separate shower and deep fill bath. Lounge seating space with patio doors which open onto a Juliet balcony with views towards Tinto hill and the south complete this bedroom suite.



B E D R O O M 3 E N - S U I T E



B E D R O O M 4 / E N S U I T E



GARDENS / GROUNDS



EXTERNALLY THE PROPERTY HAS OFF-ROAD PARKING TO THE FRONT AND IS SURROUNDED BY GRASS AND SHRUBBERY. THERE IS A GARDEN SHED FOR STORAGE AND DECKING FOR ALFRESCO DINING AND LOUNGING.

The property benefits from underfloor heating throughout.

To experience the quirky and delightful appeal of Differick End viewing is highly recommended.



S P E C I F
I C A T I O
N S I N F O

Approximate Dimensions (Taken from the widest point)

Ground Floor

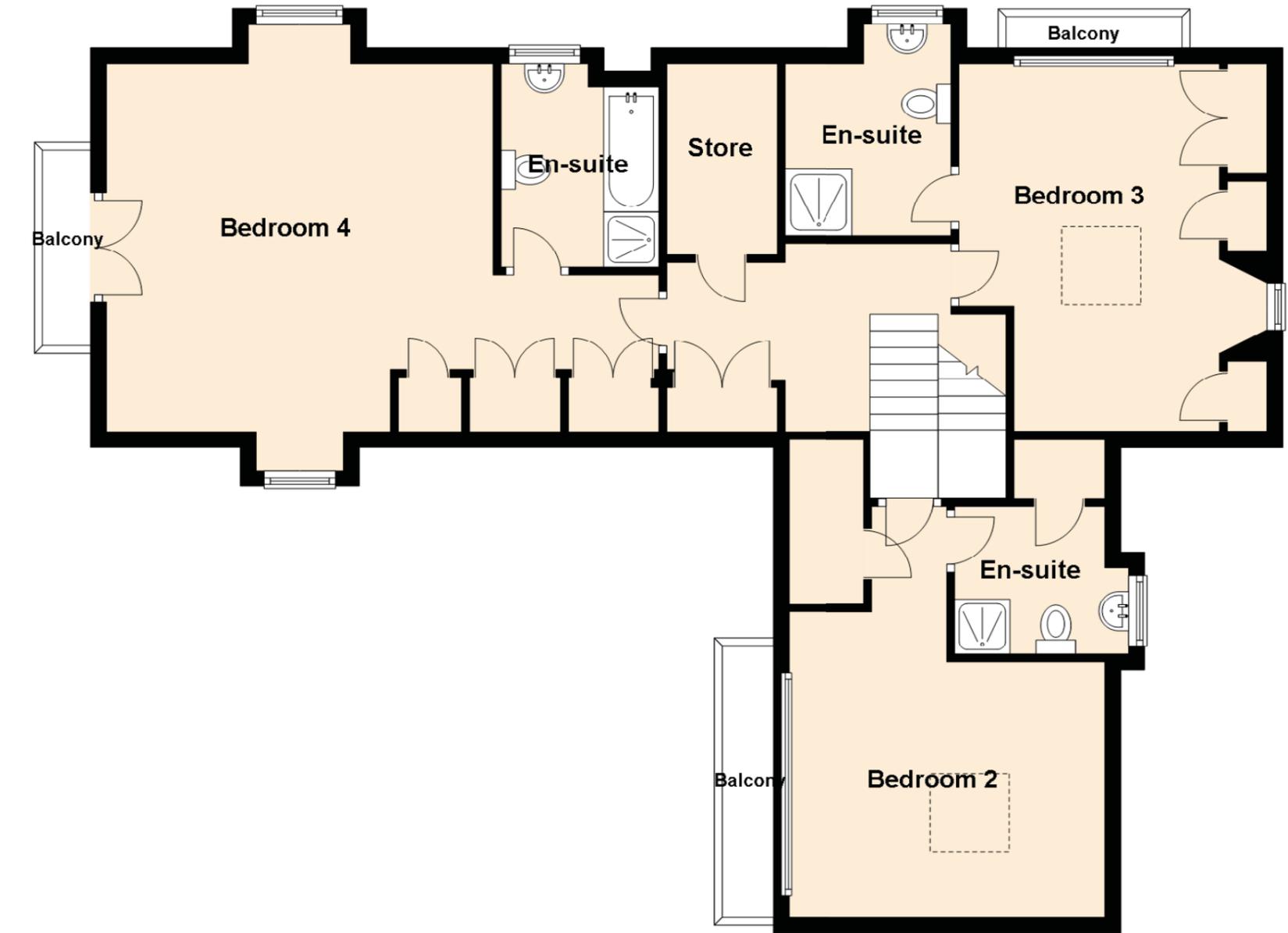
Lounge/Diner/Kitchen	10.70m (35'1") x 6.20m (20'4")
Family Room	3.90m (12'10") x 3.90m (12'10")
Utility	3.90m (12'10") x 2.20m (7'3")
WC	1.90m (6'3") x 1.30m (4'3")
Bedroom 1	6.00m (19'8") x 5.50m (18'1")
En-suite	2.10m (6'11") x 1.80m (5'11")
Walk in Wardrobe	2.50m (8'2") x 1.90m (6'3")

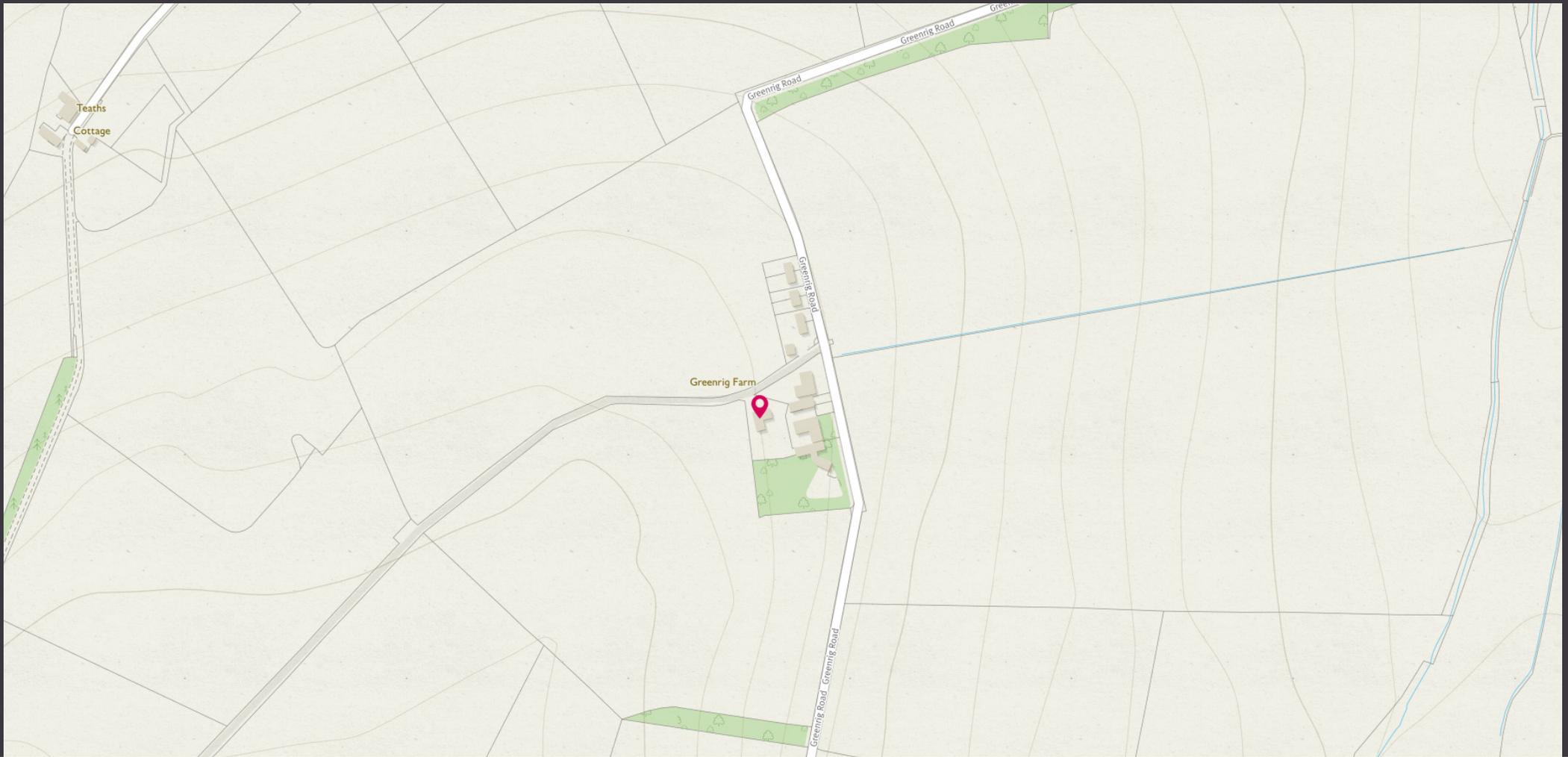
First Floor

Bedroom 2	5.25m (17'3") x 4.00m (13'1")
En-suite	2.20m (7'3") x 1.90m (6'3")
Bedroom 3	4.70m (15'5") x 3.30m (10'10")
En-suite	2.70m (8'10") x 2.10m (6'11")
Bedroom 4	7.00m (23') x 5.70m (18'8")
En-suite	2.60m (8'6") x 2.00m (6'7")
Store	2.10m (6'11") x 1.40m (4'7")

Gross internal floor area (m²): TBCm² | EPC Rating: TBC

Extras (Included in the sale): All fixtures, fittings and furnishings are negotiable.





McEwan Fraser Legal
Solicitors & Estate Agents

Tel. 0131 524 9797
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

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Text and description
GEMMA CONSTABLE
Surveyor



Professional photography
CRAIG DEMPSTER
Photographer



Layout graphics and design
ALLY CLARK
Designer