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61 The Crescent

LESMAHAGOW, LANARK, ML11 0DP



LESMAHAGOW

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This stunning 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 to both north and southbound, with excellent road links to the surrounding towns and cities, including Glasgow and Edinburgh via the M8 motorway. Nearby Larkhall railway station provides regular service and an express bus service to Glasgow with bus services to surrounding areas are also available.

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 recently built primary schools, Milton Primary and Woodpark Primary. 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. The River Nethan runs through the village and offers excellent trout fishing, beautiful scenery, and wildlife.



61 THE CRESCENT

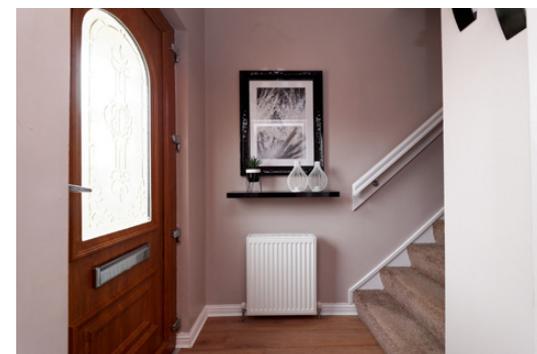
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Conveniently positioned minutes from main transport facilities and local amenities, is this tastefully extended semi-detached villa, in a very desired and sought-after area of Lesmahagow.

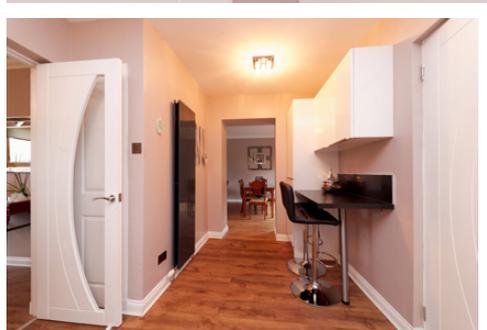
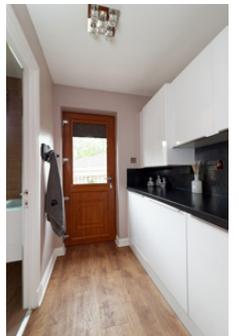
Internally, the property offers versatile family accommodation formed over two substantial levels. The building has lavishly upgraded both internally and externally, to create fantastic and flexible accommodation, which only a viewing will qualify. The interior offers an excellent living space, which is inherent with a home of this size and character.

The accommodation is entered from a new driveway accommodating up to three cars through a new front door to a sumptuously presented hallway. Quality wooden flooring bedecks most of the ground floor with the exception of the downstairs WC where care has been taken that the suite and tiling match those of the very well-appointed upstairs bathroom which itself also benefits from a stunning state of the art walk-in shower, while both also benefit from touch light Bluetooth mirrors and under-cabinet lighting. Superb lounge with plenty of space for a range of furniture configurations with a wall-mounted feature fireplace.



The family/dining area stretches from front to back where there are French doors to a fine decking area. The low maintenance wraparound garden features two patio areas with a lawn area and wooden shed, all enclosed by a new fence. This is a secure area for children and pets alike and the wooded area beyond ensures privacy will be maintained.





The extremely well-appointed kitchen is matched in decor and cabinets by the adjacent utility room and between them boast plenty black gloss work surfaces for use by aspiring chefs, with many white gloss cabinets for storage. While the kitchen benefits from induction hob and built-in electric oven and microwave, integrated dishwasher and under cabinet lighting, the utility room also has integrated washing machine and dryer.



Three generously proportioned bedrooms finished to the very high standard adopted throughout the accommodation feature top quality and spacious sliding door built-in wardrobes and conform to the very tasteful decoration witness all through this stunning property.

There is a fitted loft ladder leading to a fully lined and carpeted attic area with power outlets and lighting. This and the attic over the extension which has been fully insulated make terrific space for additional storage and in the case of the main attic, further development potential for those with an eye for a project.

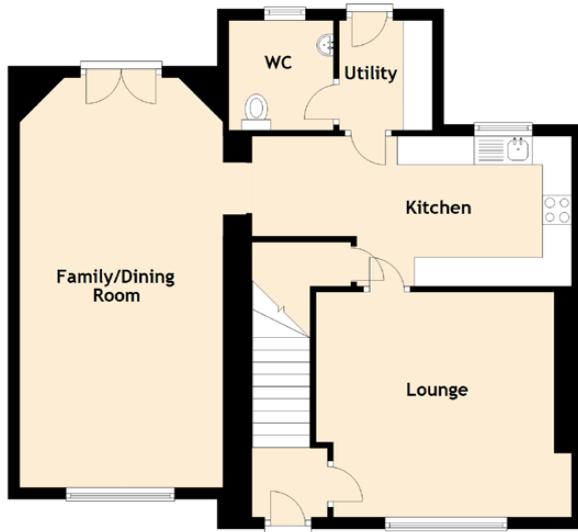
In conclusion, there will rarely be available such a well presented extended property of this type and early viewing is strongly recommended for accommodation that absolutely exemplifies the term "Walk in condition".





Specifications & Details

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions
(Taken from the widest point)

Ground Floor

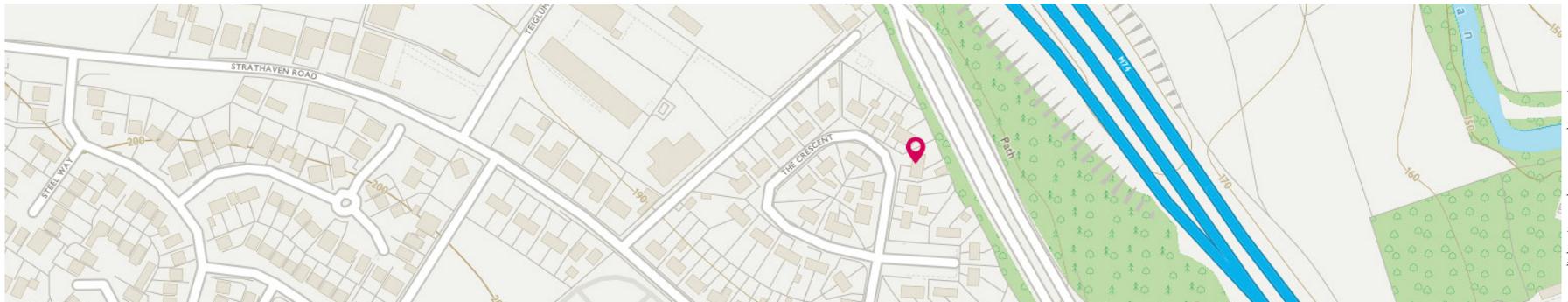
Lounge	4.10m (13'5") x 3.90m (12'9")
Kitchen	5.60m (18'4") x 2.60m (8'6")
Family/Dining Room	7.10m (23'4") x 3.50m (11'6")
Utility	1.90m (6'3") x 1.60m (5'3")
WC	1.90m (6'3") x 1.80m (5'11")

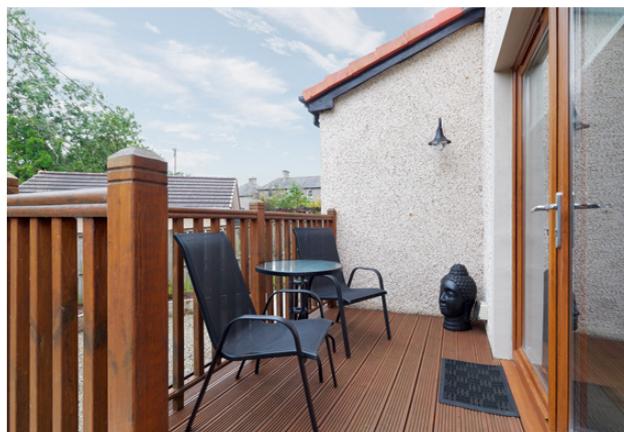
First Floor

Bedroom 1	4.80m (15'9") x 3.50m (11'6")
Bedroom 2	3.50m (11'6") x 2.60m (8'6")
Bedroom 3	4.60m (15'1") x 3.50m (11'6")
Bathroom	3.50m (11'6") x 1.80m (5'11")

Gross internal floor area (m²): 134m²

EPC Rating: D






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Text and description
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