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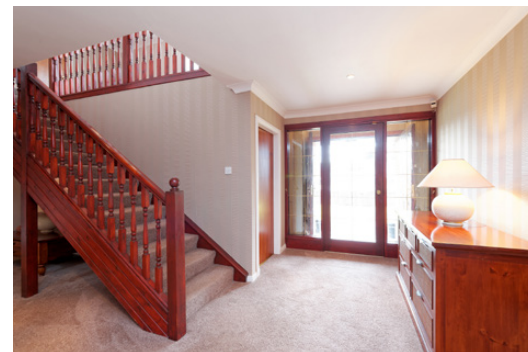
200 Coalburn Road

COALBURN, LANARK, ML11 0LT

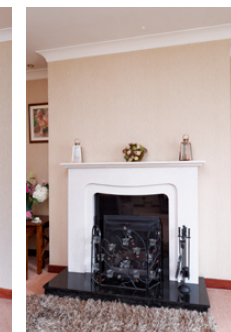
COALBURN is a small quiet village with its own, primary school, local shops, doctor's surgery and leisure centre. The Hollandbush Golf Course is situated between Lesmahagow and Coalburn. There is a regular bus service from Coalburn to Hamilton. With the nearby M74, the property is ideally situated for commuting to Glasgow, Edinburgh and the Central Belt.



We are delighted to bring to the market this stylish, impressive, but at the same time, fun and functional place in which to live life to the full and enjoy with friends and family. This family home is offered to the market in walk-in condition and is finished to a good standard throughout and still offers the potential to extend, add a conservatory or convert the garage (STPP). Great emphasis has been placed on the creation of easily managed and free-flowing space on a bright and fresh layout.



HALLWAY & LOUNGE

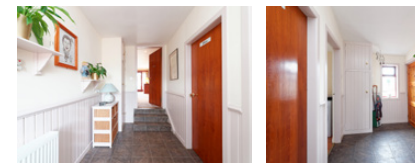


200 COALBURN ROAD

In more detail the accommodation consists of a welcoming vestibule with storm doors, large reception hall with storage and also giving access to all downstairs accommodation, a stunning lounge which is flooded with natural light and has a feature fireplace as its focal point, open plan kitchen/breakfast/sitting room with fitted floor and wall units. This zone is sure to be popular for a quick coffee with friends or for just chilling with the Sunday papers and is sure to become the 'hub' of the home and is a real delight. The sitting area has a set of patio doors which open on to a patio area which is a real sun trap. Also on the ground floor is a large dining area, two good sized bedrooms, the family bathroom and a rear hallway which gives access to the pantry and utility room.

The first-floor level consists of a large upper landing which could be used as an additional sitting area, the master bedroom with walk-in wardrobes, bedroom two with fitted wardrobes and an extra room currently used as a music room, and finally a very useful shower room.

The property is set in flat gardens which wrap around it. There is a patio area, large driveway to the rear, greenhouse and summer house which could be used as a home office or a retreat for the kids to have their own space. There is a large integrated garage which could be converted into additional living accommodation subject to the relevant planning approval.

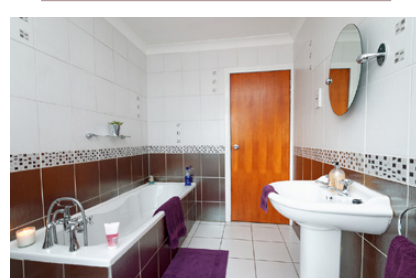
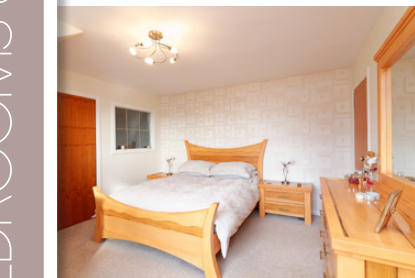
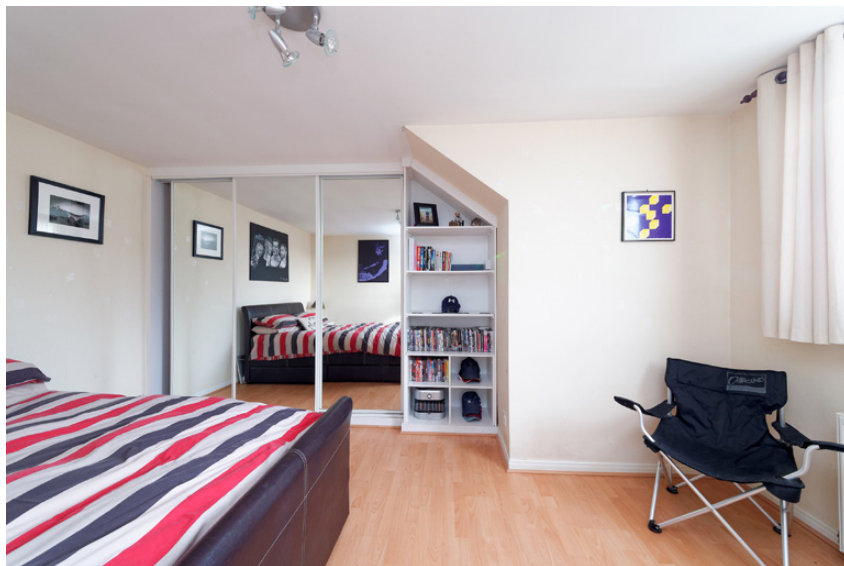


FAMILY ROOM / KITCHEN / PANTRY
UTILITY / DINING ROOM



STYLISH, IMPRESSIVE, BUT AT THE SAME TIME, FUN AND FUNCTIONAL





BEDROOMS & BATHROOM

SPECIFICATIONS



Approximate Dimensions (Taken from the widest point)

Lounge	4.90m (16'1") x 4.10m (13'5")
Kitchen	3.90m (12'10") x 3.60m (11'10")
Pantry	3.20m (10'6") x 2.00m (6'7")
Utility	3.20m (10'6") x 1.80m (5'11")
Dining Room	6.60m (21'8") x 2.90m (9'6")
Family/Dining Room	7.80m (25'7") x 3.00m (9'10")
Master Bedroom	4.70m (15'5") x 3.90m (12'10")
Walk in Wardrobe	3.20m (10'6") x 1.50m (4'11")
Bedroom 2	4.70m (15'5") x 3.40m (11'2")
Bedroom 3	3.50m (11'6") x 2.90m (9'6")
Music Room	3.80m (12'6") x 3.30m (10'10")
Bedroom 4	2.90m (9'6") x 2.40m (7'10")
Bathroom	3.00m (9'10") x 2.00m (6'7")
Shower Room	2.30m (7'7") x 2.10m (6'11")
Garage	9.50m (31'2") x 3.90m (12'10")

Gross internal floor area (m²): 243m² | EPC Rating: F

Extras (Included in the sale): Fitted floor coverings and integrated appliances.

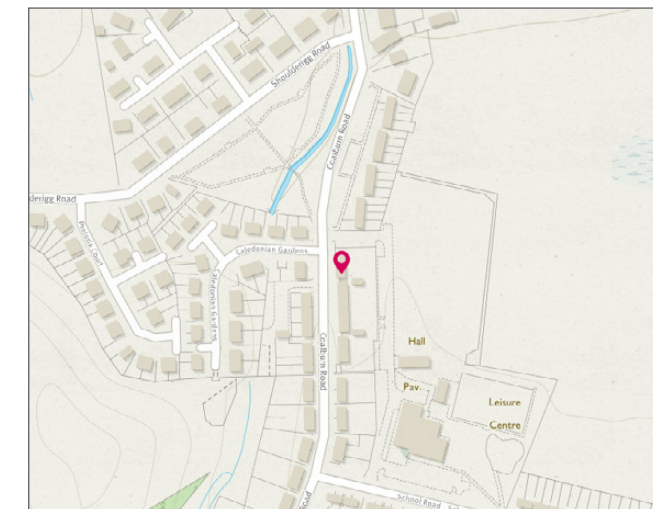


Image credit: <https://www.diancysurvey.co.uk/sample/>



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