




McEwan Fraser Legal

Solicitors & Estate Agents

01698 537 177

26 Mountstuart Avenue

LANARKSHIRE, SOUTH LANARKSHIRE, ML11 9NR



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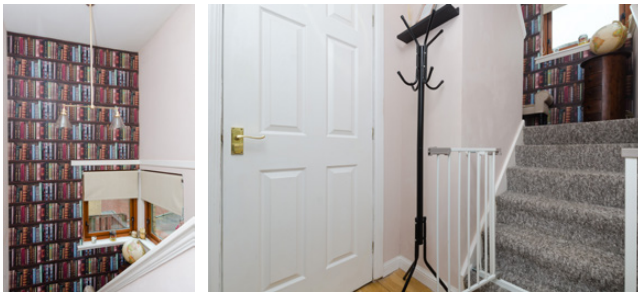
“... with stunning countryside surrounding this charming village ...”

The beautiful village of Rigside (population 800) near Douglas Water and Lanark is a great place to live. The quality of life here is at an altogether more peaceful and easy pace, with stunning countryside surrounding this charming village.

The village has a nursery and primary school both located on Muirfoot Road next to the recently upgraded play park and skate park. The primary school is only a short walk from the property and there are shops and amenities available locally and in the nearby towns of Lanark (five miles), Lesmahagow (nine miles) Hamilton (twenty-two miles) Glasgow (thirty-six miles/forty minutes drive).

The friendly residents who live in this type of village environment appreciate a timeless sense of the changing seasons unhurried by the hustle and bustle of the city or larger towns. There is broadband in the village (up to 8 Mbit/s) and high-speed fibre optic broadband (up to 89 Mbit from BT and other providers is now available





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We are delighted to offer to the market this fantastic three bedroom detached property, set in a popular family-friendly street and community that is well known for its neighbourly spirit. Some of the traditional values that make a street a community are alive here, everybody actually knows each other and the streets are safe for the kids to play out in peace. This great home makes a perfect place to raise a family as it's presented in walk-in condition.

The recently fitted carpets and the solid oak flooring that flows throughout the downstairs are a real sign of the quality and care that has gone into the home. We believe this home represents incredible value for money for any young family looking for a great family home in a quieter more peaceful countryside location.

The accommodation consists of a bright and spacious lounge/diner which given its shape would suit a range of furniture configurations. The light floods in through the large patio doors and the views across the open countryside are truly spectacular and a key feature of living in this lovely home.

The galley style kitchen is a real hub for the family around meal times. It is perfect for the home, finished in beautiful porcelain floor tiles with a range of wood and stainless steel units, a double sink and a fantastic electric range cooker with ample space for the free-standing American style fridge freezer and free-standing dishwasher. The washing machine and tumble drier are neatly tucked away in the handy utility cupboard.

The family bathroom is bright and fresh, finished in a white suite with an electric shower over the bath.

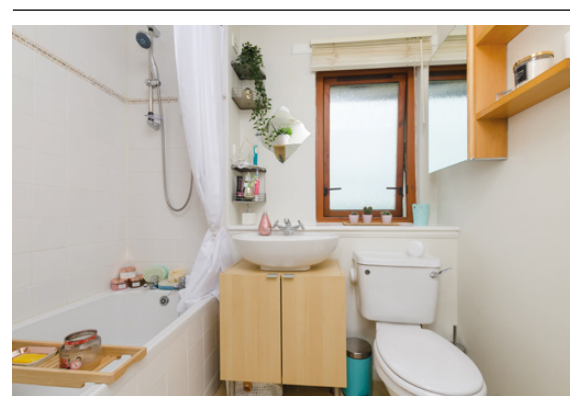
Upstairs, there are three very good sized double bedrooms, all with ample space for free-standing furniture and two containing built-in wardrobe storage. There is also ample cupboard spaces throughout the home to help keep everything clutter free and in its place. The property further benefits from a spacious loft that adds great extra storage space when required.

The home is kept warm and comfortable via the double glazing and electric storage heating. The garden space is secure, spacious and pet-friendly and on sunnier days offers a great place to relax and unwind while you experience the stunning open views from the rear garden or the charming ornate pond in the front garden.

Driveway space and parking is in abundance and could easily be increased if required given the spacious front garden area.

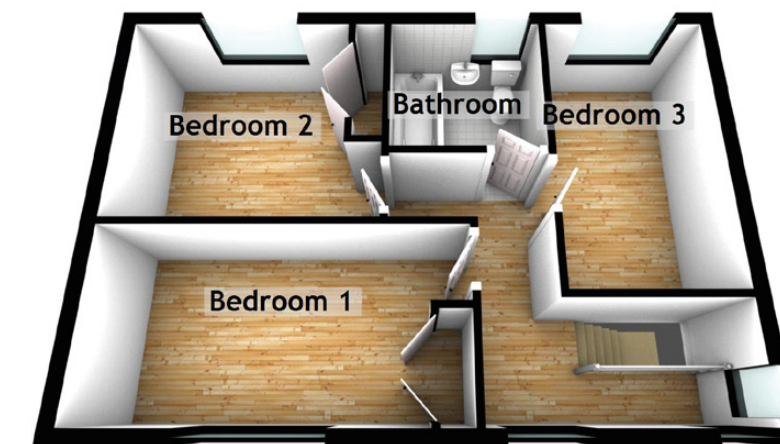
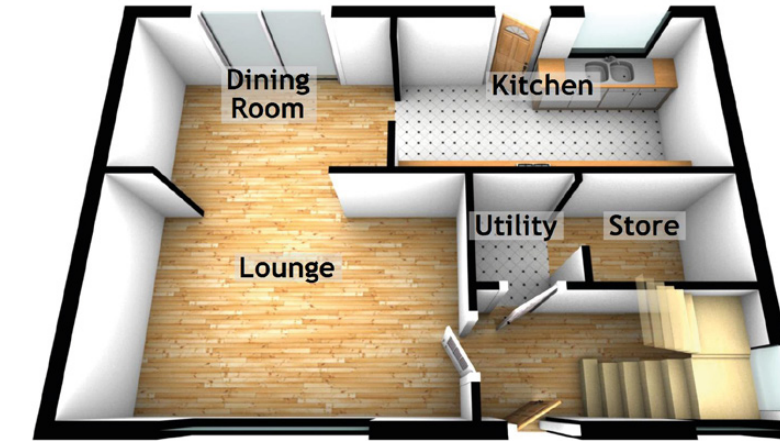
If you have ever thought of moving out of the city and giving the kids a happier, friendlier and healthier place to live, all at an affordable price, then this may just be it. Given the spacious detached accommodation, the friendly close-knit community, the stunning countryside views and the relatively short commute to the larger towns this is sure to be a popular listing, early viewing is strongly advised.





Specifications & Details

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

| Ground Floor | |
|--------------|-------------------------------|
| Lounge | 4.61m (15'1") x 2.99m (9'10") |
| Dining Room | 3.61m (11'10") x 2.33m (7'8") |
| Kitchen | 4.36m (14'4") x 2.33m (7'8") |
| Utility | 1.42m (4'8") x 1.30m (4'3") |
| Store | 1.96m (6'5") x 1.42m (4'8") |

| First Floor | |
|-------------|-------------------------------|
| Bedroom 1 | 4.67m (15'4") x 2.40m (7'10") |
| Bedroom 2 | 3.54m (11'7") x 2.93m (9'7") |
| Bedroom 3 | 3.55m (11'8") x 2.21m (7'3") |
| Bathroom | 2.09m (6'10") x 1.94m (6'4") |

Gross internal floor area (m²): 88m² | EPC Rating: D

Extras (Included in the sale): Free-standing appliances may be available by separate negotiation.

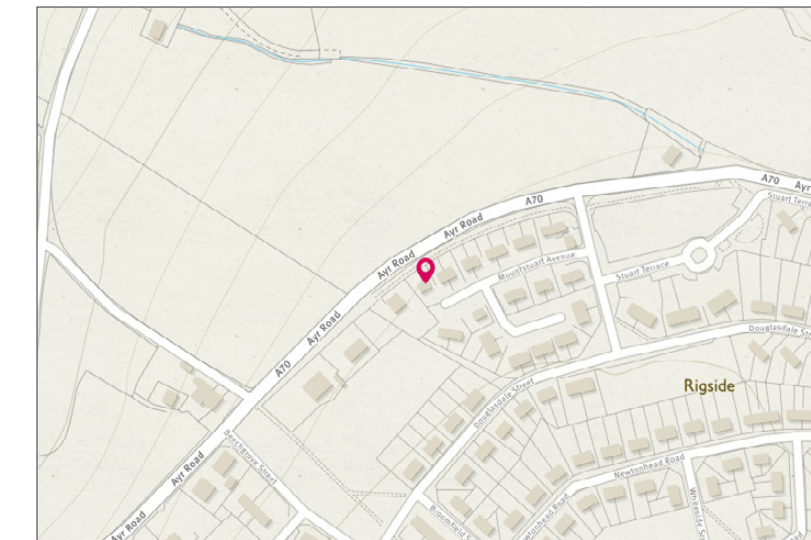


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McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01698 537 177
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

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Text and description
KEN MEISAK
Surveyor



Layout graphics and design
ALLY CLARK
Designer