




McEwan Fraser Legal

Solicitors & Estate Agents

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25 Howe Drive

BLACKWOOD, SOUTH LANARKSHIRE, ML11 9GH



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McEwan Fraser Legal is delighted to present to the market this beautiful three bedroom semi-detached property within this family-friendly estate. This spacious family home is presented to the market in walk-in condition.

In more detail, this property consists of an entrance hallway with a convenient downstairs toilet. Into the bright lounge which is generous in proportion and light, fit for an array of furniture configurations. Plush carpet underfoot, neutral decor with feature wallpaper make this room the perfect one to unwind in after a long day. Into the modern dining kitchen with ample floor and wall mounted units for store and preparation. The dining area comfortably seats six, also permits access to a large storage cupboard and back garden by way of patio doors. The glass door from the kitchen to lounge allows the flow of natural light from the front to the back of the property, a beautiful detail.

Upstairs the beautifully decorated hallway with windows offers access to the three

double bedroom which all have integrated storage, loft access and the newly fitted family bathroom. The bathroom is stunning, fully tiled with a three-piece suite boasting a large rainfall shower.

Externally, to the front, there is a double driveway with a small low maintenance garden, to the rear a secure back garden with decking from the patio doors and lawn to the rear. The back garden is not overlooked to the rear which is a rare find within an estate such as this.

This is a spacious family home in fantastic order throughout, with ample storage and three double bedrooms. Properties of this stature are rare to the market and we would encourage prompt viewing to avoid disappointment.



“... BEAUTIFUL THREE BEDROOM SEMI-DETACHED PROPERTY ...”



“ ... A SPACIOUS FAMILY HOME IN FANTASTIC ORDER THROUGHOUT ... ”





SPECIFICATIONS & DETAILS

FLOOR PLAN, DIMENSIONS & MAP

Approximate Dimensions (Taken from the widest point)

Lounge	4.50m (14'9") x 3.60m (11'10")
Kitchen/Diner	4.80m (15'9") x 3.30m (10'10")
Bedroom 1	3.30m (10'10") x 2.90m (9'6")
Bedroom 2	3.70m (12'2") x 2.90m (9'6")
Bedroom 3	2.90m (9'6") x 2.30m (7'6")
Shower Room	2.10m (6'11") x 2.00m (6'7")
WC	1.40m (4'7") x 0.90m (2'11")

Gross internal floor area (m²): 79m² | EPC Rating: C

Extras (Included in the sale): Gas central heating, double glazing and shed.

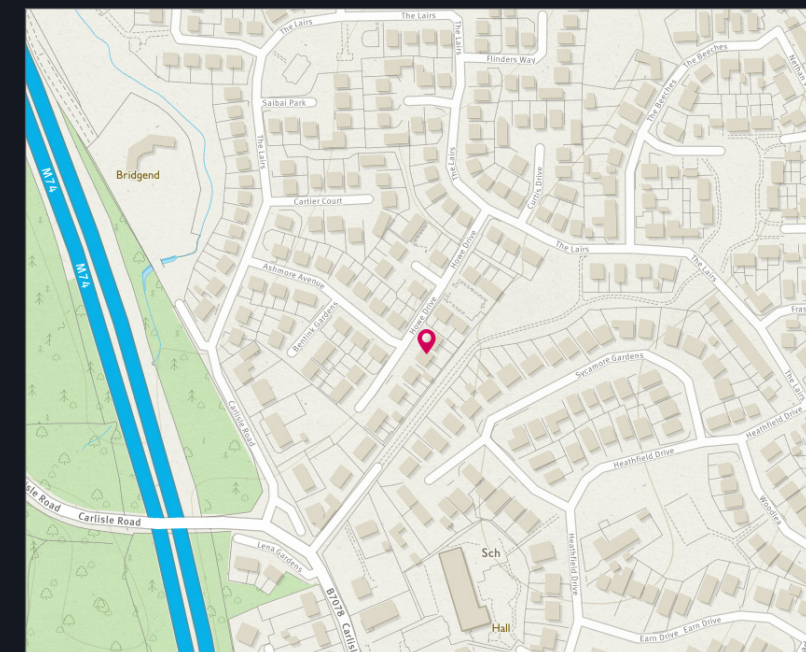


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