

# Walston Ley

OGSCASTLE ROAD, WALSTON, LANARK ML11 8NF



*THIS PROPERTY IS SUBJECT TO A  
BUYERS PREMIUM*



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We are delighted to introduce to the market, this immediately impressive four-bedroom detached Bungalow. This is a rarely available property that benefits from spacious accommodation and is offered to the market in immaculate condition throughout.

The property offers a tremendous opportunity for a family who would like to get away from the hustle and bustle and just enjoy the quieter side of life but who also wish to remain in relatively close proximity to amenities and larger towns. The property is beautifully nestled in a quiet and leafy enclave within a small group of rural properties, not far from the town of Carnwath. It would make a great acquisition for someone with equestrian interests.

The substantial living accommodation is sure to impress the most demanding of buyers and the property has been carefully and thoughtfully designed with individuality and easy free-flowing space in mind. In addition, this lovely home offers a particularly private and appealing outdoor space that's rarely found today.

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The accommodation consists of a welcoming vestibule, which leads through to the generous hallway and gives the viewer just a hint of what's to come. The lounge is a great size and benefits from a feature fireplace and log burner fire. The room features sliding patio doors within a wall of glass, which is specifically designed to capture the best views you could ever wish for with any country home. You really do have to stand and experience the incredible vista through the valley and on to the horizon, it is simply stunning! There's lots of natural light flooding in and the room leads out beautifully to the tiered deck and garden space.



The bright and spacious kitchen is simply beautiful and just what you would expect from a country home. Solid wood units are in abundance and the room caters easily with space for a dining table. The kitchen contains an integrated fridge freezer and the AGA range is simply stunning and is sure to be a favourite with any chef.







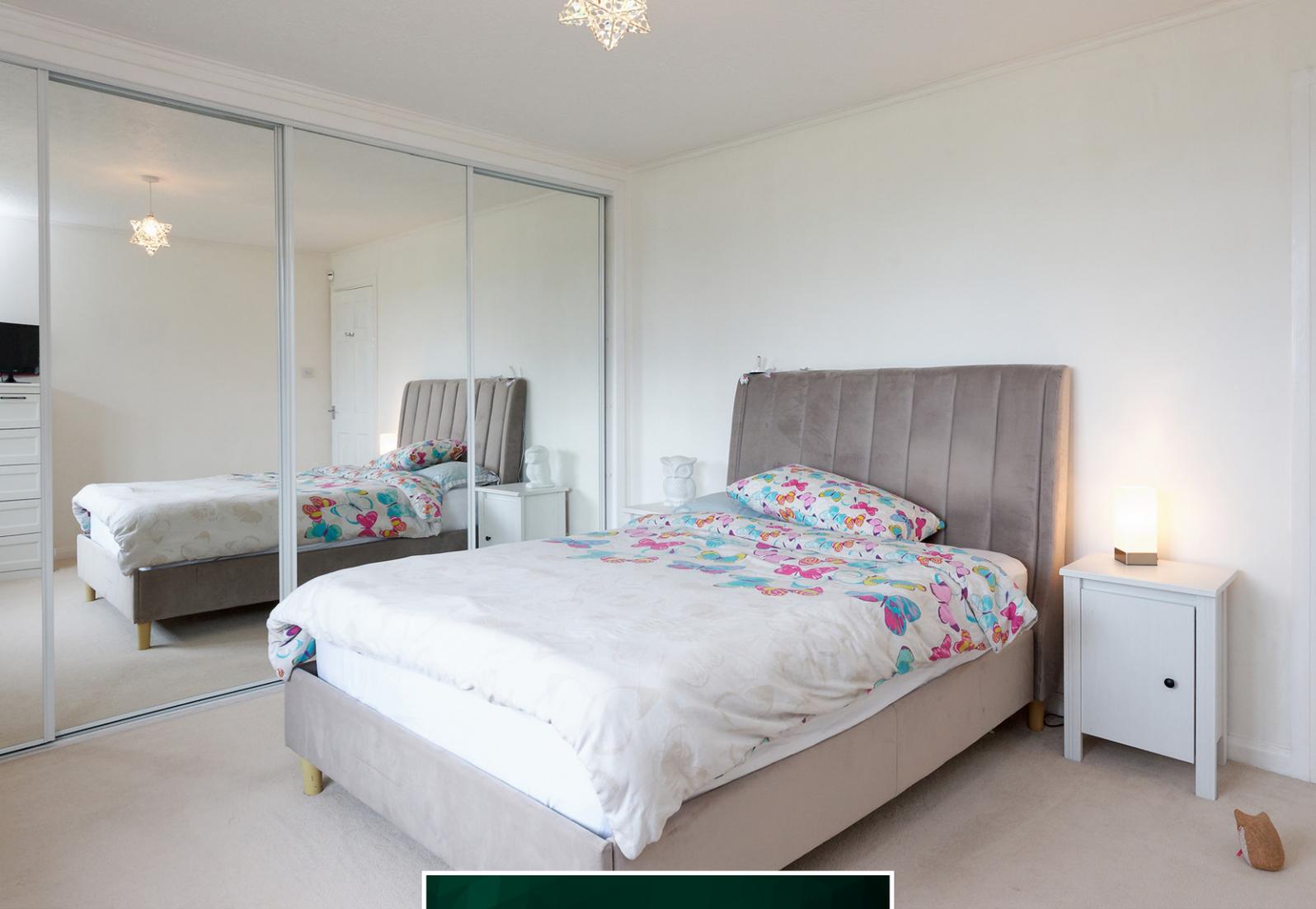
The family room offers great extra space to allow the kids to play in peace, whilst the utility room with it's attractive units caters magnificently for all the laundry requirements of a busy home.





The family bathroom is beautifully tiled with a white suite including a bath and a standalone quadrant enclosure with mains shower. There are four spacious bedrooms in this unique home, all welcoming and all with plenty of room for free-standing furniture. The master bedroom is en-suite and contains a standalone shower enclosure with an electric shower. The house is always kept warm and comfortable via double glazing and central heating.





**Bedroom 1**





**Bedroom 2**





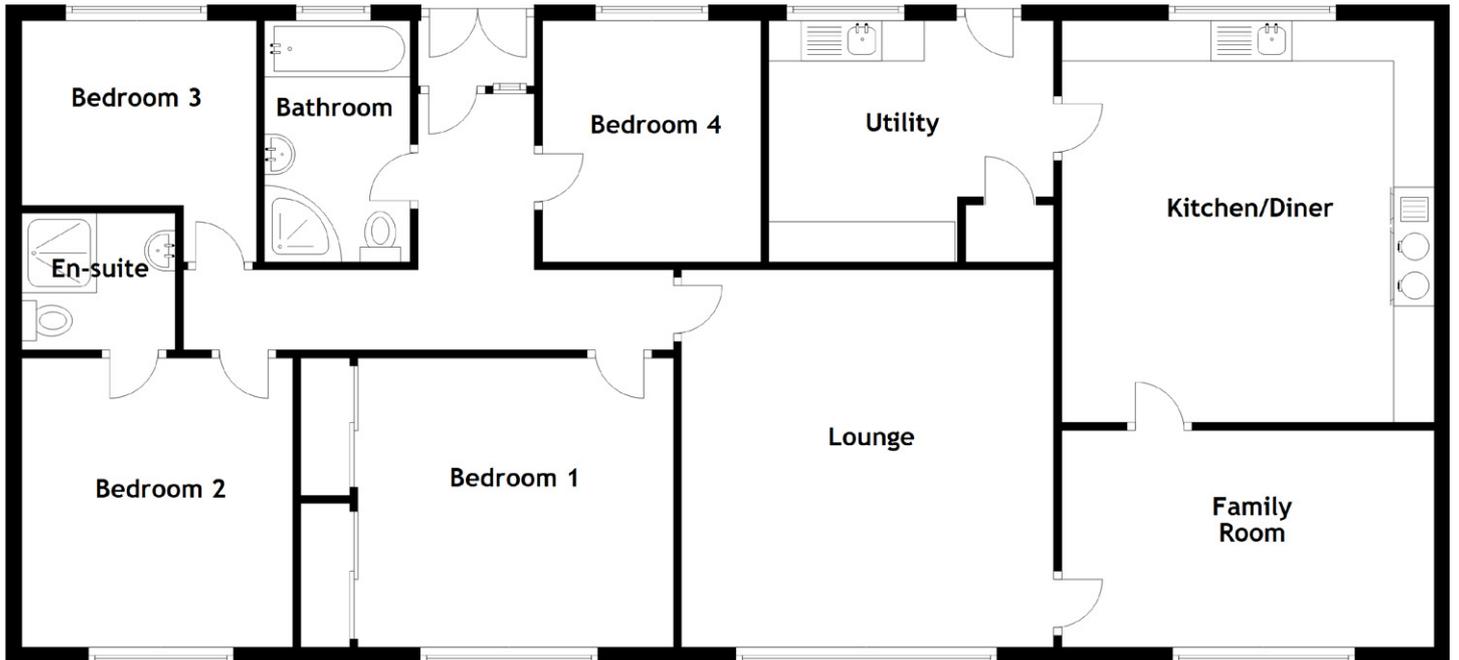
**Bedroom 3**





**Bedroom 4**





### Approximate Dimensions

(Taken from the widest point)

Lounge	4.70m (15'5") x 4.60m (15'1")	Bedroom 3	3.00m (9'10") x 2.90m (9'6")
Kitchen/Diner	5.00m (16'5") x 4.60m (15'1")	Bedroom 4	3.00m (9'10") x 2.70m (8'10")
Family Room	4.55m (14'11") x 2.50m (8'2")	Bathroom	3.00m (9'10") x 1.80m (5'11")
Utility	3.40m (11'2") x 3.00m (9'10")	Gross internal floor area (m <sup>2</sup> ): 138m <sup>2</sup>	
Bedroom 1	3.90m (12'10") x 3.60m (11'10")	EPC Rating: D	
Bedroom 2	3.60m (11'10") x 3.35m (11')	Buyer's Premium Value: £6300	
En-suite	1.90m (6'3") x 1.70m (5'7")		

The outside area of this house is equally impressive with beautiful private gardens, a double garage, a large carport and tremendous space for the family to enjoy on sunnier days.

This is a property that is sure to attract many potential buyers. Early viewing is essential.





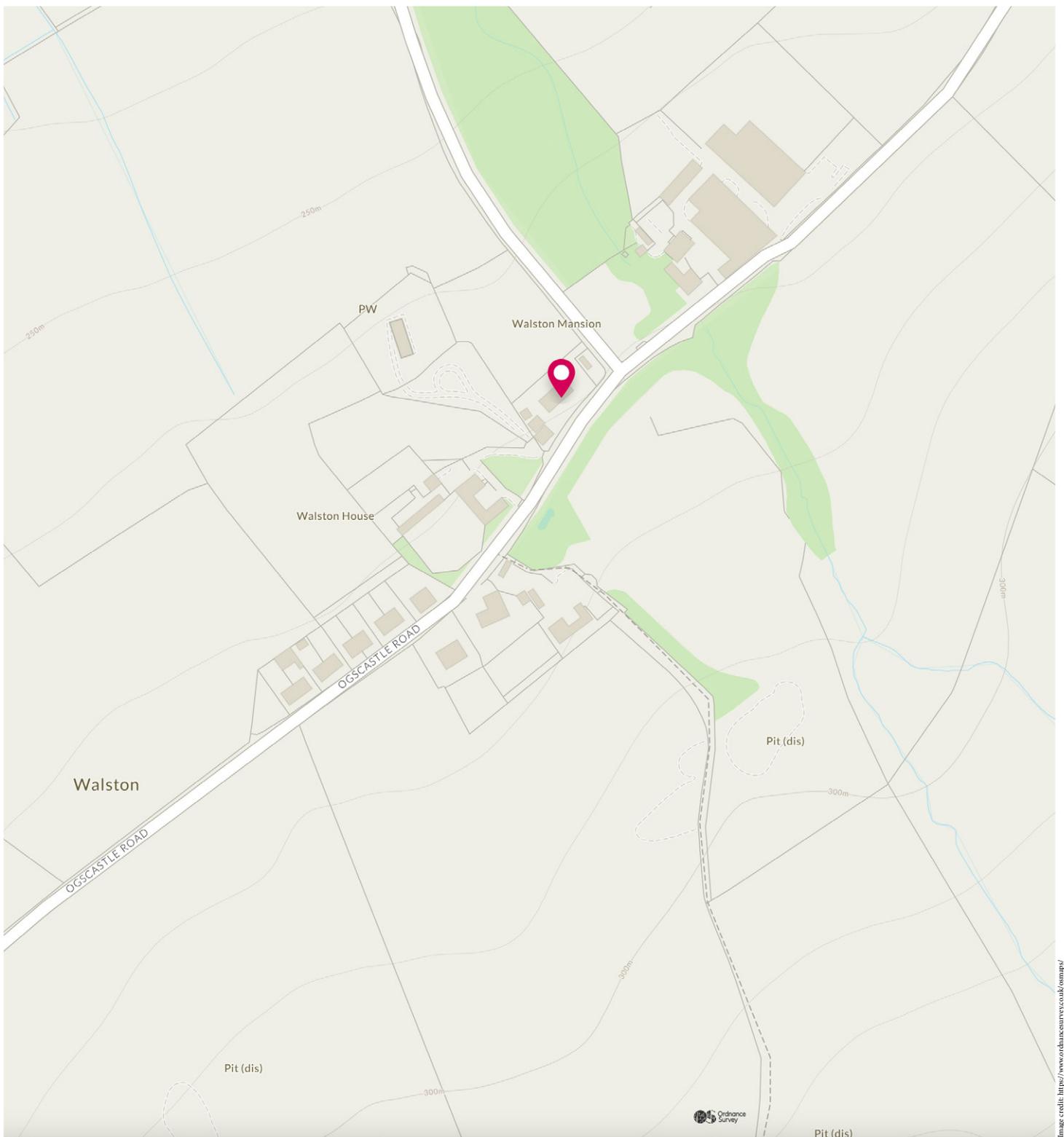




The charming and nearby village of Carnwath situated in South Lanarkshire provides excellent amenities and recreational facilities including local shops, pubs, restaurants. Served by its own primary school makes this an ideal location for families.

Further amenities can be found at either Bigger or Lanark. For the outdoor enthusiast, there is good access to the Clyde valley and Scottish borders. For the commuter, easy access can be found to Edinburgh 24 miles, Glasgow 32 miles and beyond.

## The Location



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