

The Shambles, 45 Main Street

NEWBIGGING CARNWATH, LANARK, SOUTH LANARKSHIRE, ML11 8LZ



A charming three-bed detached stone-built period property, walk-in condition, idyllic location, large double garage



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McEwan Fraser Legal are delighted to offer to the market 'The Shambles', a charming 1890's stone-built three-bed, two-public room detached period home. This unique property is set within the charming village of Newbigging, near Carnwath, and benefits from breathtaking views in every direction. Lovingly upgraded by the current owners to an immaculate standard, no expense has been spared in the creation of what can only be described as a captivating home in an exceptional location.

This is the 'someday' type of home many people dream of owning, and the landscaped gardens that surround the property offer the perfect spot to relax and take things a little slower for once. The property oozes timeless period charm and due to the many upgrades lavished upon it, such as a log burner and underfloor heating upstairs and downstairs, it now offers a home that is not only extremely comfortable but very relaxing too.

THE LOUNGE



The accommodation comprises a very bright and comfortable lounge (one of two) containing a feature fireplace, with generous dimensions which offer a plethora of furniture configuration options.

The lounge leads out beautifully to the large wrap-around conservatory with a dining area and stunning countryside views beyond. Leading back through to the beautiful kitchen/diner and family room, previously developed from the old Stone Byre, it offers the perfect place for food preparation, whilst still keeping an eye on the family.

THE CONSERVATORY



THE KITCHEN /FAMILY ROOM



The kitchen is beautifully finished with a large range of units with a fantastic range cooker, integrated fridge freezer and dishwasher. The island unit/breakfast bar is a great place to sit and enjoy a coffee and the kitchen itself is the perfect space for any chef to serve up a marvellous meal. The family room is very relaxing and leads out via patio doors to the rear garden and sun patio area.





THE UTILITY & WC



The spacious utility room benefits from matching units, with ample space for the washing machine and chest freezer, as well as access to the handy WC and a door to the garden.



BEDROOM 3



THE BATHROOM



The ground floor is completed by a third bedroom and the family bathroom that is bright and appealing with a corner bath.

There are two further generous bedrooms in this home upstairs with a jack-and-jill en-suite. They are all bright with ample space for free-standing furniture, two have built-in storage.

Underfloor heating and double-glazing keep the home warm, comfortable and energy-efficient.



BEDROOM 1



THE JACK & JILL EN-SUITE



BEDROOM 2



The outside space of this home also adds so much lifestyle value for the new owners. The secure garden is sizeable and beautifully landscaped, from the sun patio to the greenhouse it's generous and beautifully cared for. The large 10m x 8m garage/workshop offers excellent space for those who love to get things done or just to tinker. The driveway has a large turning area and can cater for many vehicles.

Wildlife and many birds will regularly visit the garden. Some properties tick many boxes, rarely, however, do we come across a property that seems to tick all the boxes. If you are searching for attributes like authentic period design, with modern spacious and flexible accommodation, set in a quaint friendly area within a stunning setting, and an all-around great family home, then this may be it. Here's the chance to change to an altogether more relaxed pace of life.

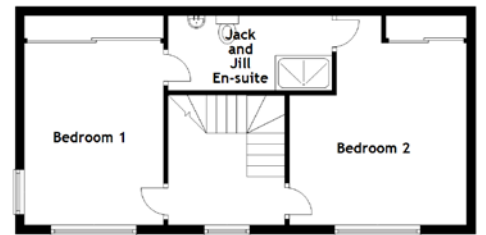
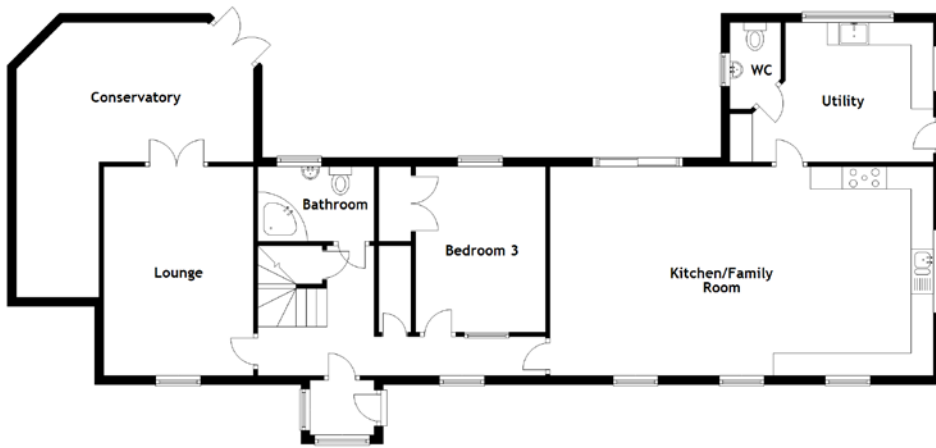
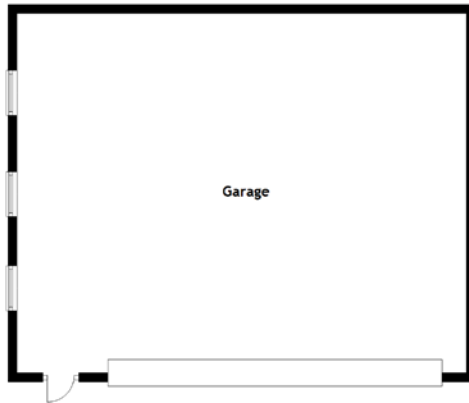
Early viewing is highly recommended.

EXTERNALS





FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

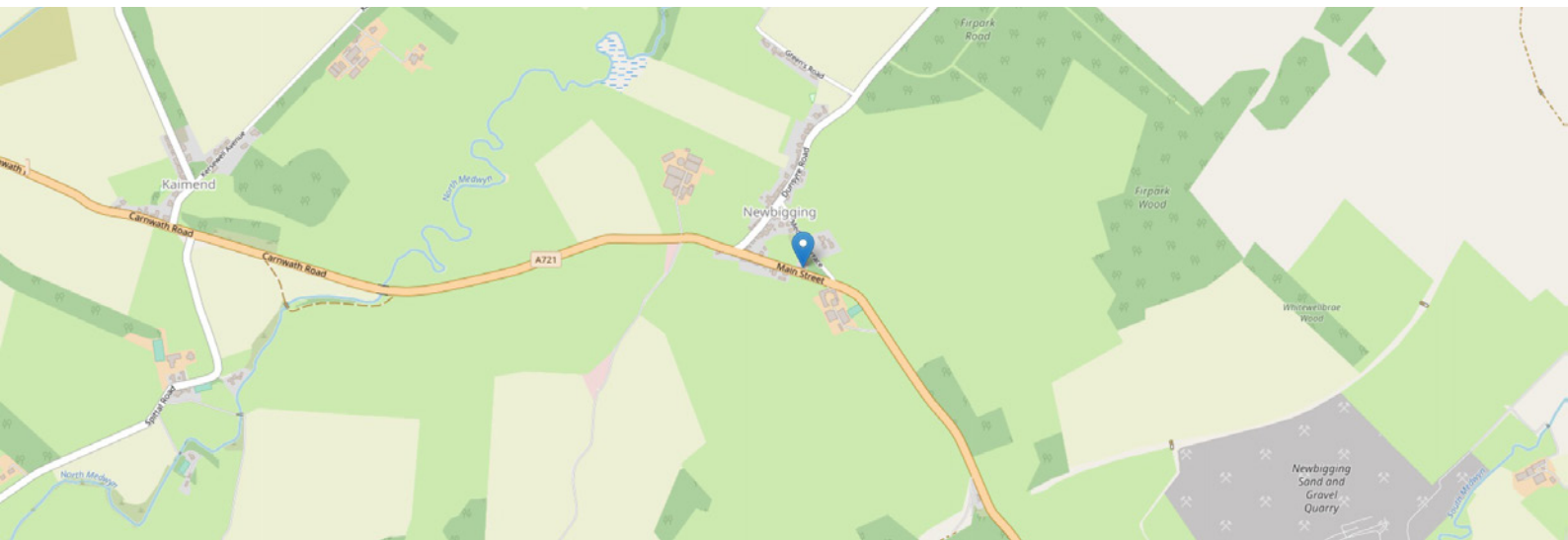
Ground Floor

Lounge	4.83m (15'10") x 3.33m (10'11")
Conservatory	6.12m (20'1") x 5.27m (17'3")
Kitchen/Family Room	8.53m (28') x 4.65m (15'3")
Utility	4.53m (14'10") x 3.11m (10'2")
WC	1.93m (6'4") x 1.13m (3'8")
Bedroom 3	3.68m (12'1") x 2.89m (9'6")
Bathroom	2.59m (8'6") x 1.66m (5'5")

First Floor

Bedroom 1	4.86m (15'11") x 3.09m (10'2")
Jack and Jill En-suite	3.63m (11'11") x 1.55m (5'1")
Bedroom 2	4.86m (15'11") x 3.88m (12'9")
Garage	10.00m (32'10") x 8.00m (26'3")

Gross internal floor area (m²): 150m² | EPC Rating: E



THE LOCATION

The delightful village of Newbigging is set only a few minutes from Carnwath which has its own primary school, hotel, pubs, local shops, bank, health centre, bowling green and golf course.





The property is ideally situated for commuting to Glasgow, Edinburgh and the Central Belt and in close proximity to the popular towns of Lanark and Biggar, where a wider range of schools, shops, amenities, entertainment and recreational facilities can be found. Edinburgh City Bypass is only a thirty minute drive away, giving good access to East Central Scotland. The M74 is only a twenty minute journey giving good access to Glasgow and the West of Scotland. Local train station provides links both East and West, in all; this property is ideally situated for the commuter to either Edinburgh or Glasgow.



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