

62 Main Street

BRAEHEAD, LANARK, ML11 8EZ



Immaculate three-bed, three-bath, detached bungalow, set in the delightful village of Braehead, near Lanark, with large gardens



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We are delighted to introduce to the market this immediately impressive three-bedroom detached Bungalow, beautifully presented and offered in immaculate condition. This is a rare type of property, given it's a spacious Bungalow, set in a delightful and peaceful semi-rural village location, whilst still close enough to the larger towns of Carluke and Lanark.

Braehead is set roughly equidistant for those wishing to commute to Glasgow or Edinburgh. The property has been freshly painted, has brand new carpets and flooring and offers tremendous flexibility for any family or retiree to enjoy. The substantial living accommodation is decorated in a contemporary style and is sure to impress the most demanding of buyers.

The property is beautifully nestled in a quiet setting, within the family-friendly and charming village of Braehead, only 6 miles from Lanark. The surrounding gardens offer stunning open views and a particularly private and appealing outdoor space. The property was built in 2007 and has been carefully and thoughtfully designed with individuality and easy, free-flowing space in mind.

THE LOUNGE



The accommodation consists of a welcoming and generous entrance vestibule, leading to the hallway, and giving the viewer just a hint that the property has been built to excellent proportions. The spacious lounge has all the hallmarks of a great room: great proportions, lots of natural light flooding in from the large window, and benefits from access to a large glazed decking area, bringing the outside in. This space will cater for furniture in many configurations. It's a beautiful place to relax and enjoy a coffee and a good book.

THE KITCHEN



The bright and spacious kitchen is a great size, fitted with a range of units, and it makes a real 'hub' for the home. It features all new appliances, including an electric hob and double wall oven, and twin fridge freezers. The room also allows space for a breakfast/dining table. There's a large pantry and the utility room caters easily for the washing machine, dishwasher, tumble dryer and the combination oil boiler. The utility room also grants further access to the decking. Freestanding appliances may be available by separate negotiation.



THE UTILITY & PANTRY





The tiled family bathroom is bright and contains a shower over the corner Jacuzzi bath. There are three spacious bedrooms in this attractive home, all lovely and bright, two are en-suite, and have built-in wardrobes and all have plenty of room for free-standing furniture. The house maintains a high level of warmth and comfort with oil-fired central heating and double glazing.

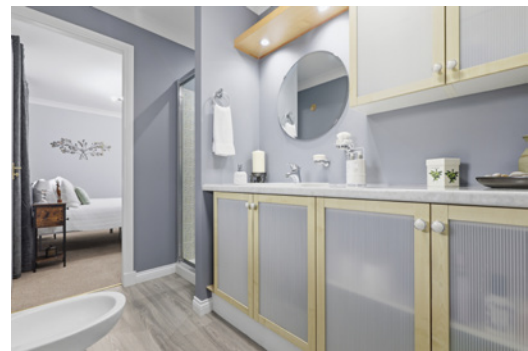
THE BATHROOM



BEDROOM 1



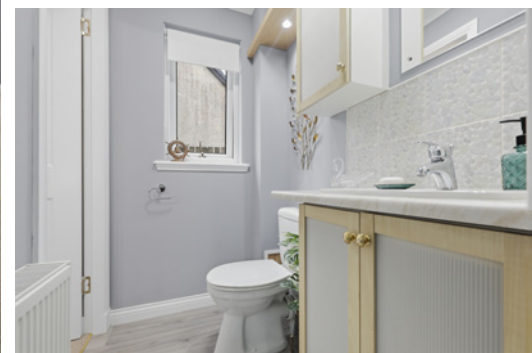
three spacious bedrooms in this attractive home, all lovely and bright



BEDROOM 2



two are en-suite, and have built-in wardrobes



BEDROOM 3



Spacious gardens frame the property beautifully, and the large 10.6 metre long tandem style garage offers great space for anyone who likes to tinker with a hobby. This incredibly spacious garage benefits from front and rear electric roller doors. At 2.9 metres high, can easily accommodate camper vans etc. As if that wasn't enough, there's also a detached shed the size of most people's garage and a fantastic Summerhouse/Man cave with a sink unit. The timber shed/garage and Summerhouse both benefit from power and sinks. The driveway provides excellent off-road parking for many vehicles. One thing is certain: for those with a desire for a unique Bungalow, this is a genuinely rare opportunity. It's sure to be popular, and we believe early viewing is an absolute must for anyone seeking a single-level home, set within a quiet area and surrounded by stunning countryside.

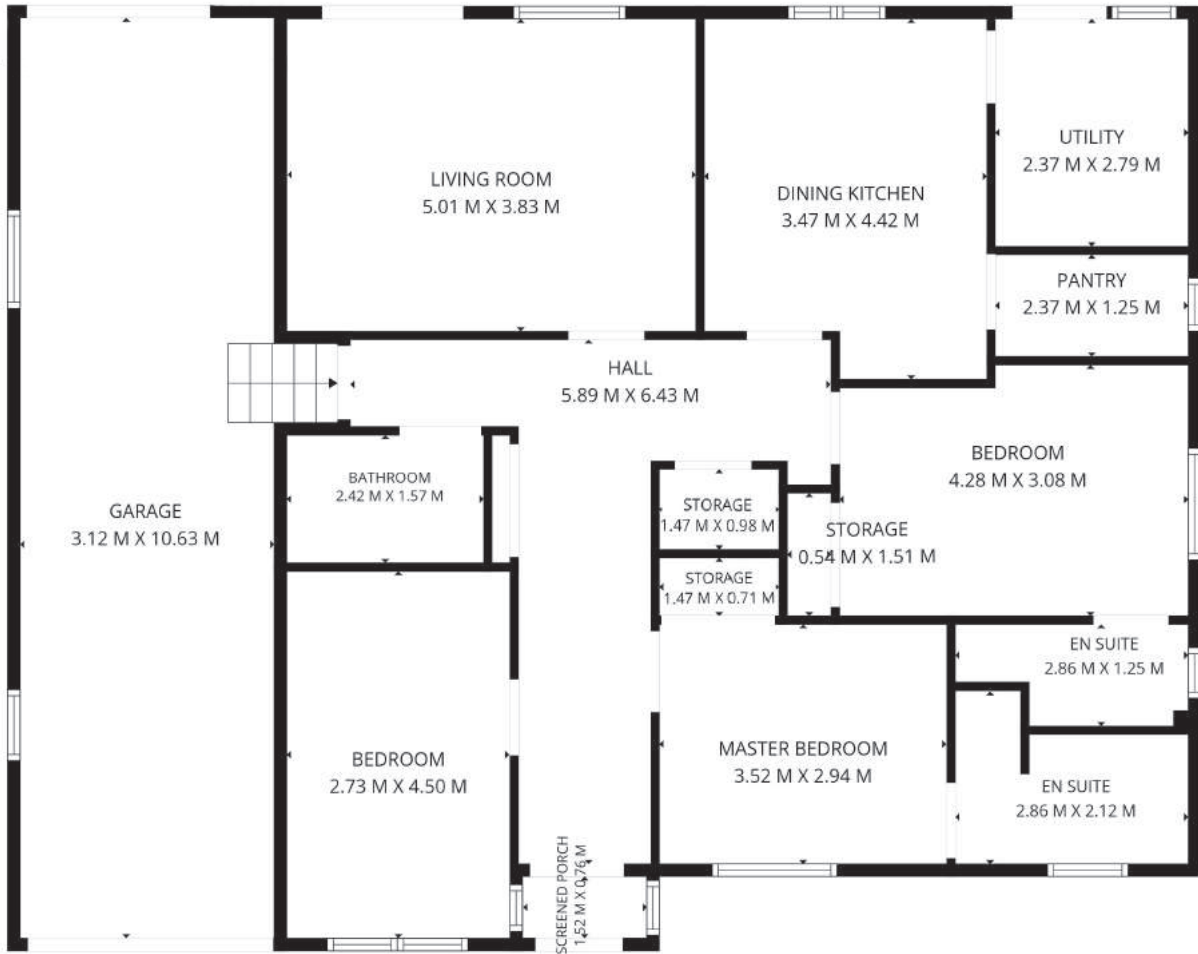
EXTERNALS & VIEW



THE SUMMER HOUSE

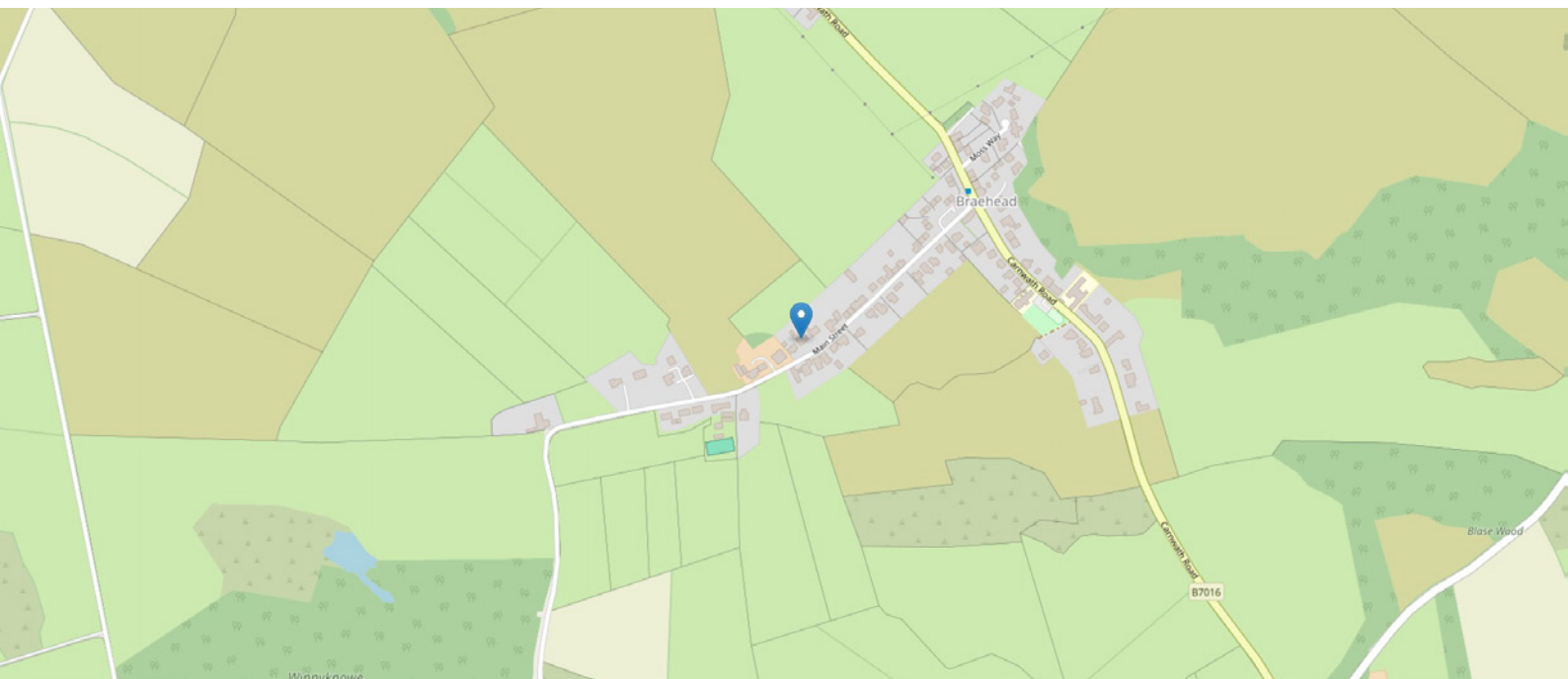


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 107m² | EPC Rating: C



THE LOCATION

The peaceful village of Braehead stands on the B7016 from Forth to Carnwath, a little over six miles north-east of Lanark. Braehead is a common name in Scotland, usually applied to villages in raised locations, and this Braehead is one of three in South Lanarkshire (and there are two more in North Lanarkshire). The setting of the village looks fairly unspectacular on the map, but turns out to be very impressive. It stands near the end of a ridge which is defined by the valley of the Mouse Water to the west and north-west, and the valley of one of its tributaries, the Dippool Water, to the south-east.

Braehead itself forms a T-plan, with the top of the "T" formed by Carnwath Road, the main road through the village. The leg of the "T" is formed by Main Street, which extends south-west from its junction with Carnwath Road past cottages, houses and a church converted for residential use. Most of the village's services are on Carnwath Road, including the village school and hall, plus the Last Shift Inn, an attractive-looking village pub.

For those seeking a wider choice, there is access by either private or public transport to many of the larger surrounding towns such as Carluke, Lanark, Bathgate, Livingston or, if required, even Glasgow and Edinburgh. Schooling for all ages is also available. The property is ideally placed for the commuter, roughly equidistant between Glasgow and Edinburgh. There is straightforward access to either the city via the nearby M8 or a train from Carstairs, Lanark or Carluke.




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