



  
**McEwan Fraser Legal**  
Solicitors & Estate Agents  
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**12 Lady Watson Gardens**

HAMILTON, SOUTH LANARKSHIRE, ML3 8RD



# 12 LADY WATSON GARDENS

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We are delighted to bring to the market this excellent four-bed family home, nestled beautifully in one of Hamilton's finest locations - Lady Watson Gardens. So called, as it sits within an area of what was originally part of the expansive and impressive Earnock Estate, owned by the late Lady Watson and her husband Sir John Watson a rich successful coal Baron. There's even a beautiful fountain in Hamilton named after her and the namesake area where our substantial property now sits is a rare jewel of individually designed exclusive homes set in a very close knit and friendly neighbourhood community.

This extremely solidly built property has been built to a size and standard of construction that is uncommon today. We are glad to say this unique property and it's design has enabled an open plan layout that allows tremendous free flowing and expansive living spaces to be enjoyed and they offer so many options for those with an eye for their own interior grand design.

The property lends itself to a unique blend of quintessentially classic Italian styling and is beautifully presented throughout. For those who would prefer a more contemporary design, it is clear to see the property has tremendous easy potential for anyone seeking to restyle to their own Grand Design.

Given the multi-level layout and quality interior finish throughout, this property ticks many boxes. It is the size, location and the layout that really makes this property such a unique opportunity.

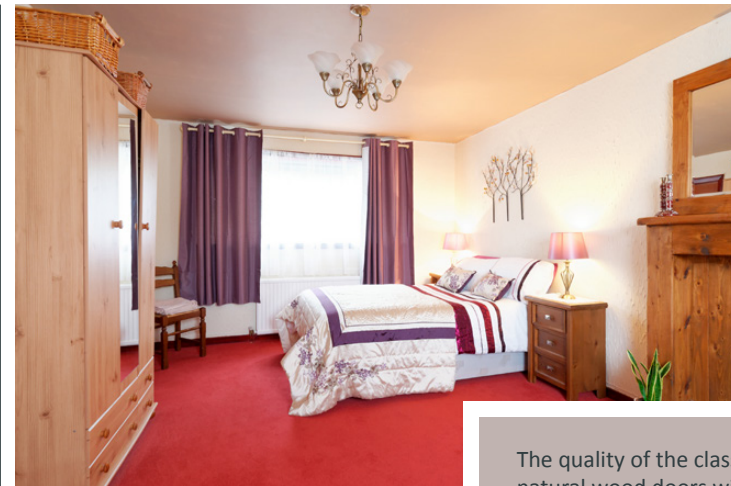
The accommodation consists of a very spacious and immediately impressive open plan lounge/dining room/family room/kitchen

and breakfast room. This area alone is bigger than the average footprint of many homes today and the free flowing space is simply incredible, without doubt it's a testimony to the Italian sense of family and the importance of everyone feeling valued and welcome in one great entertaining space, this is the home that was made for a celebration and a party and there's even a fantastic bar to prove it.

The lounge is simply stunning with incredible open space, tall vaulted ceilings with exposed beams and a feature fireplace that exudes warmth and relaxation. The large windows flood the room with natural light and there's a real ambiance that the open space provides. The room would easily accommodate a range of furniture configurations.

On more formal occasions the large dining room offers the perfect area for family and friends to gather and celebrate the special times. The family room is a great place to sit with a coffee by the fire and just relax and read a good book.





The quality of the classically styled kitchen is clearly evident, finished in a lovely range of natural wood doors with a 5 ring gas hob, double Smeg oven, integrated fridge and freezer, washing machine and dishwasher.

The breakfast bar adds convenience where time is at a premium. This zone of the home has been designed for both style and functionality.

Staying on this level of the home we have the spacious and bright entrance hallway, a large double bedroom and a shower room.

Upstairs the property benefits from a further three very large double bedrooms and a bathroom, all beautifully bright with plenty of sunlight pouring through to greet you in the morning. The large bathroom offers tremendous space and contains a Jacuzzi bath, sink and toilet, with a standalone shower enclosure with mains shower.

The sun patio and balcony area is accessed off the upper hallway and only a few steps from the master bedroom.

The home is kept warm, comfortable and secure courtesy of the double glazing and gas central heating system. The property benefits from a carport and two garages along with some brick built outhouses and two large driveways offering parking areas for at least 3/4 cars.

The rear garden area has been designed with low maintenance in mind. Given the quiet secluded nature of the property the front garden can be used to relax and to sit out in on sunnier days.

The property is in an area of tremendous natural beauty and is perfect for relaxation, walks and cycling. It is literally on the doorstep of a Earnock Nature Trail.

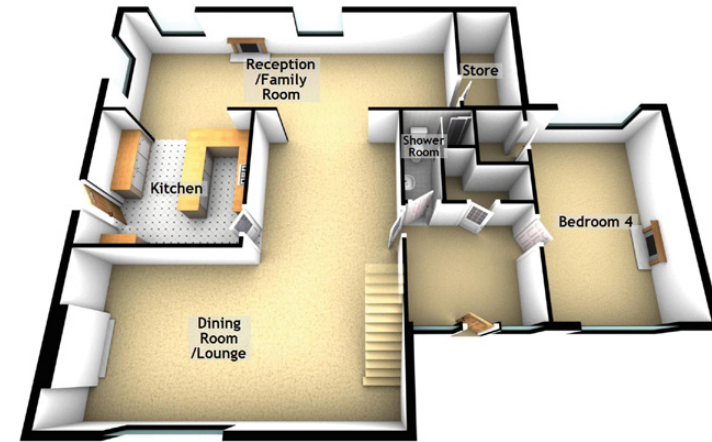
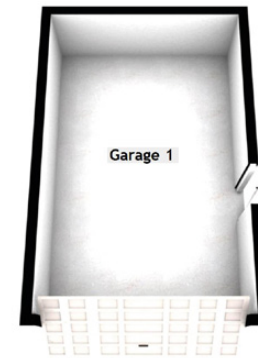
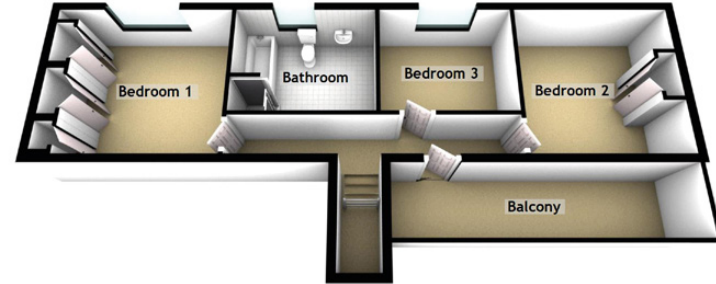
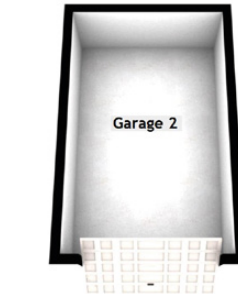
Early viewing is strongly advised for anyone seeking a truly spacious and adaptable family home.





# SPECIFICATIONS & DETAILS

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Dining Room/Lounge	7.70m (25'3") x 7.60m (24'11")
Reception/Family Room	9.30m (30'6") x 3.10m (10'2")
Kitchen	4.10m (13'5") x 3.60m (11'10")
Bedroom 1	4.10m (13'5") x 3.60m (11'10")
Bedroom 2	3.60m (11'10") x 3.60m (11'10")
Bedroom 3	3.10m (10'2") x 2.60m (8'6")
Bedroom 4	5.40m (17'9") x 3.50m (11'6")
Shower Room	2.40m (7'10") x 1.80m (5'11")
Bathroom	3.30m (10'10") x 2.60m (8'6")
Balcony	6.80m (22'4") x 1.70m (5'7")
Garage 1	6.20m (20'4") x 4.00m (13'1")
Garage 2	5.40m (17'9") x 3.40m (11'2")

Gross internal floor area (m<sup>2</sup>): 186m<sup>2</sup> | EPC Rating: D

Extras (Included in the sale): Appliances are included and furniture may be available by separate negotiation.

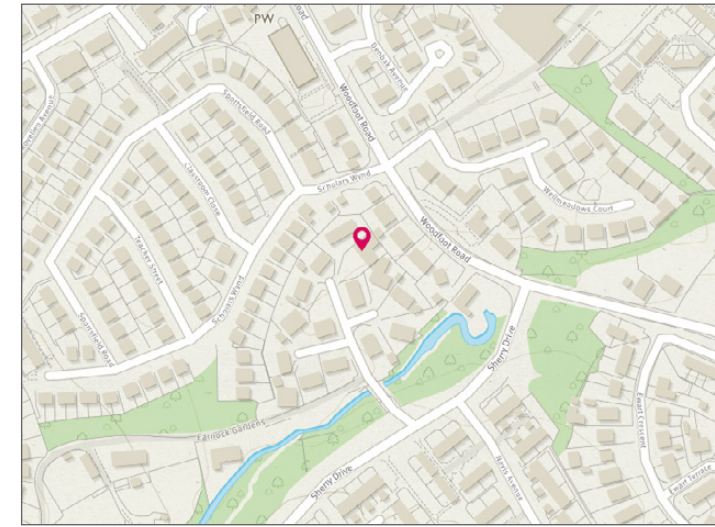


Image credit: <http://www.outdoor-entirety.co.uk/company/>



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