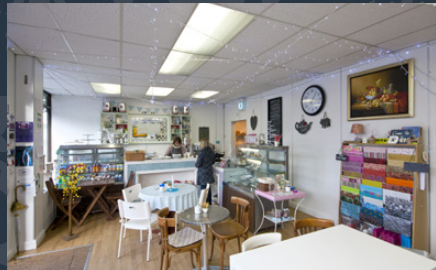





Solicitors & Estate Agents
01698 537 177

9A Strathaven Road
LESMAHAGOW, SOUTH LANARKSHIRE, ML11 0DN



Lesmahagow, South Lanarkshire

The property is situated in the village of Lesmahagow, which is approximately a ten-minute drive from Hamilton. The M74 is convenient and nearby to the property, providing easy access both north and south-bound, with excellent road links to the surrounding towns and cities, including Glasgow and Edinburgh via the M8 motorway.

The village offers a wide range of amenities, including the recently opened Tesco store and fuel station, which is complemented by a variety of local businesses – including a post office, two banks, beauty salon,

hairdressing salons, florist, gift shop, café/deli, pharmacy, opticians, vets, medical surgery and dentist.

There are two primary schools, Milton Primary, which is in the process of having a new building constructed and Woodpark Primary, which recently moved to new premises. The newly constructed High School hosts the Lesmahagow Sports Facility, which is a multi-purpose sports and leisure centre. The village has a real community feel and active community council and hosts its own Highland Games, agricultural show and Christmas “open doors” evening for residents and visitors.



70A Strathaven Road



We are delighted to offer to the market this charming two bedroom end-terrace property, set in a popular family-friendly street and community. This great home makes a perfect place to call home and it's presented in walk-in condition.

The property has been beautifully converted from a former Telephone Exchange into the end-terrace position of this lovely development of three unique properties.

We believe this property represents incredible value for money, especially for any couple or small family who may be looking for a great home in a quieter more peaceful countryside location. The

substantial accommodation includes a large lounge, a large kitchen/diner with snug (or second lounge) featuring a Log burner, two bathrooms and a floored and lined loft area.

In more detail, the accommodation consists of a bright and spacious lounge/diner which given its shape would suit a range of furniture configurations. The light floods in through the large patio doors, the views are excellent and a key feature of living in this lovely home.

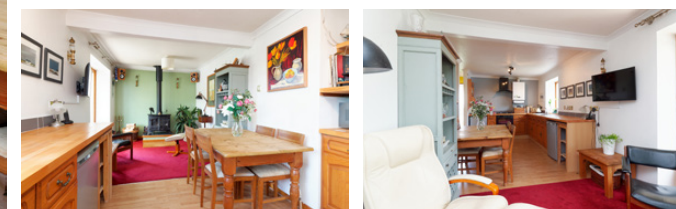
The kitchen is perfect for the home, finished in a good range of wood units, with a gas hob, double oven, with ample space for the free-standing fridge, freezer.

The spacious room also affords ample space for a dining table. The washing machine is neatly housed in the under-stairs utility space.

The family bathroom is lovely, bright and fresh, finished in a white suite with an electric shower over the bath and a stylish chrome radiator.

There are two double bedrooms, both with ample space for free-standing furniture, with the upstairs bedroom also benefiting from a nearby ensuite bathroom with a standalone shower enclosure.

There is also ample cupboard spaces throughout the home. The property



further benefits from a spacious loft area that adds great extra storage space when required.

The home is kept warm and comfortable via the double glazing and gas central heating. The garden space offers a great place to relax and unwind, while you experience the views from the new decking area. Parking is adjacent to the property.

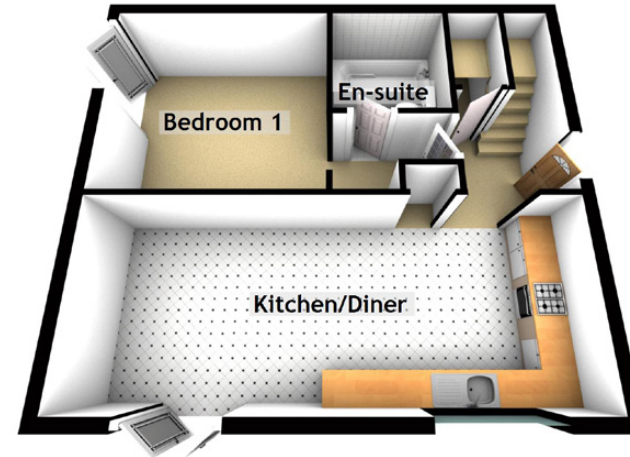
Given the spacious accommodation, the friendly close-knit community, the stunning surrounding countryside and the relatively short commute to the larger towns this is sure to be a popular listing, early viewing is strongly advised.



Specifications

FLOOR PLAN, DIMENSIONS & MAP

Ground Floor



Approximate Dimensions (Taken from the widest point)

Ground Floor	
Kitchen/Diner	7.40m (24'3") x 3.00m (9'10")
Bedroom 1	3.60m (11'10") x 3.30m (10'10")
En-suite	1.90m (6'3") x 1.90m (6'3")

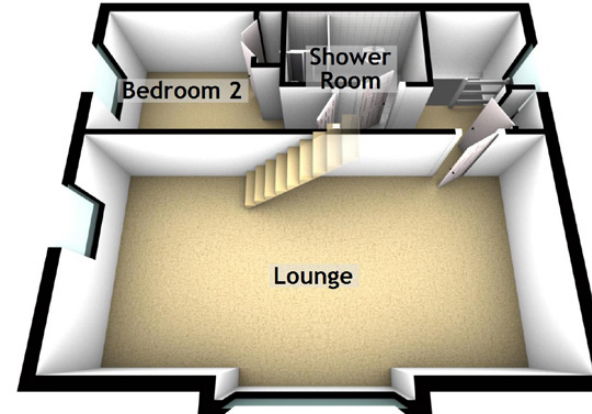
First Floor	
Lounge	7.40m (24'3") x 3.60m (11'10")
Bedroom 2	4.00m (13'1") x 2.40m (7'10")
Shower Room	2.40m (7'10") x 1.50m (4'11")

Loft	3.70m (12'2") x 3.00m (9'10")
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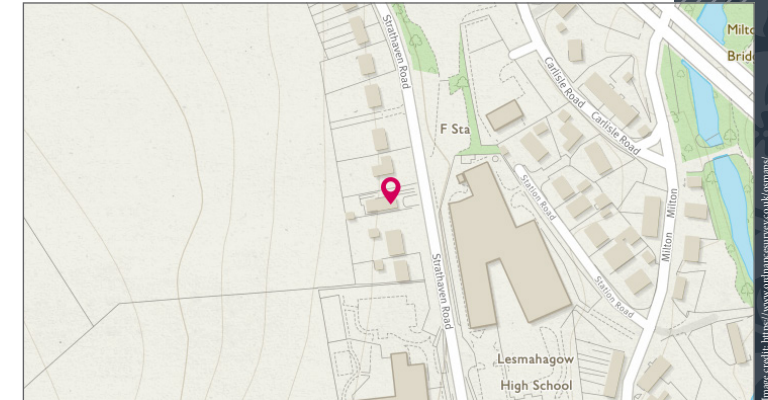
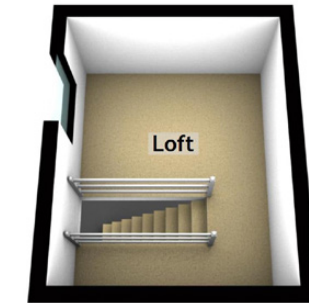
Gross internal floor area (m²): 85m² | EPC Rating: C

Extras (Included in the sale): Freestanding appliances may be available by separate negotiation.

First Floor



Loft





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Part
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Text and description
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Surveyor



Professional photography
CRAIG DEMPSTER
Photographer



Layout graphics and design
ALLY CLARK
Designer