

# 10 Old Brae

LESMAHAGOW, SOUTH LANARKSHIRE, ML11 0EH



*A perfect home for any couple or family, fantastic garden area and outdoor space*



0131 524 9797



[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)



[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)







We are delighted to offer to the market this captivating 3/4 bed period property which has a fantastic provenance stretching back over 100 years. This truly unique property has even seen life as a village shop in days gone by, and it carries with it a wealth of charm that is impossible for newer build properties to replicate.

The real benefit of the property is evident in its excellent condition and it offers a truly great place for any family to enjoy. Beautifully nestled in a popular family-friendly street and community it offers a more peaceful pace of village life that's very hard to find these days.

Given the accommodation on offer, we believe this property represents excellent value for money, especially for any family who may be seeking a great home in a quieter more relaxed countryside location but still with great transport links for easy commuting.

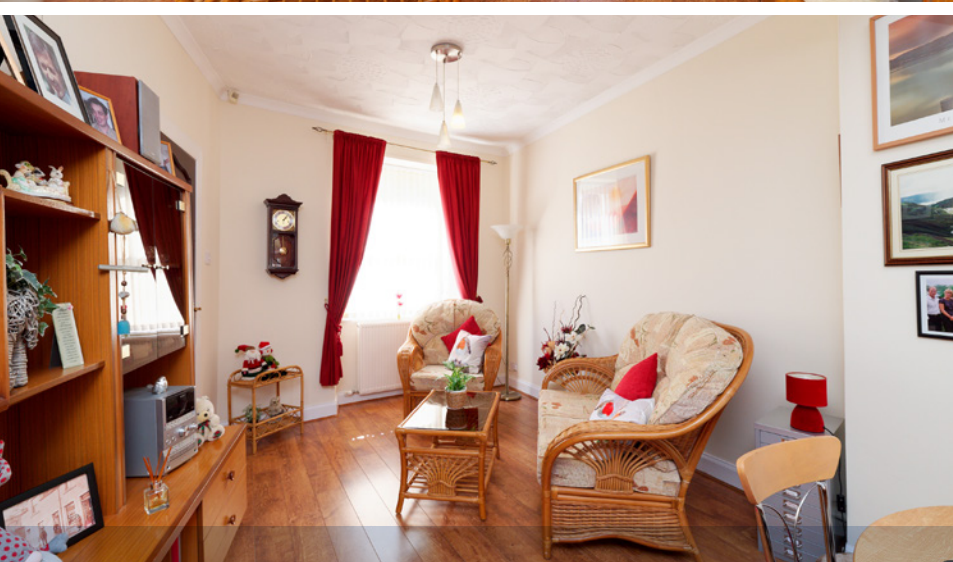


## lounge/diner



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 and creates a very relaxing ambiance within this lovely home and the space also allows for a dining table.





## kitchen/diner



The kitchen/diner is perfect for the home, finished in a good range of light wood shaker style units, with a gas hob, electric oven and grill, with ample space for the integrated fridge freezer and free-standing dishwasher. The utility room is very handy and offers separate space to house the washing machine and tumble dryer.





# the bathroom



The tiled family bathroom is bright and spacious, finished in a white suite with a standalone shower enclosure with an electric shower and a corner bath.







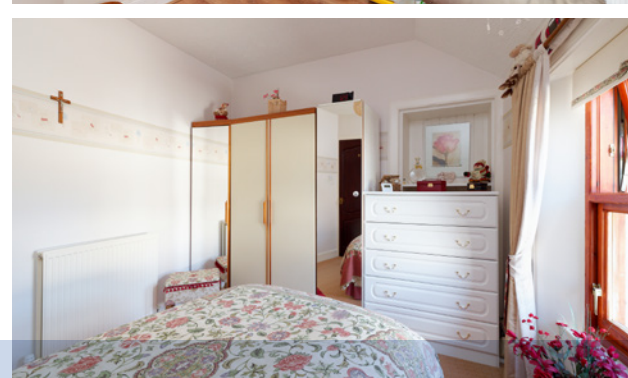
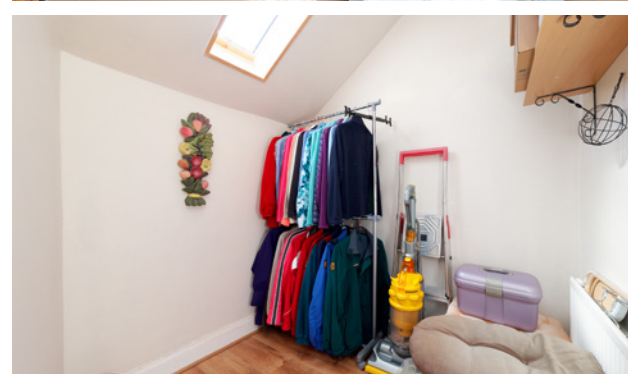
There are 3/4 bedrooms, in this home depending on how the new owners wish to utilize the space. There is a large second lounge/public room downstairs which could easily be a 4th bedroom if required, or the box room could either be a 4th bedroom or alternatively it would make a great home office/study if required.

Upstairs there are a further 3 bedrooms, all good sizes and all well lit with natural light. There is also ample cupboard spaces throughout the home. The property further benefits from a loft area that adds great extra storage space when required.

The home is kept warm and comfortable via double glazing and gas central heating.



# the bedrooms







The generous tiered garden space offers a great place to relax and unwind, while you experience the stunning views from the top. Parking is adjacent to the property and there's a garage for those who like to tinker with a hobby.

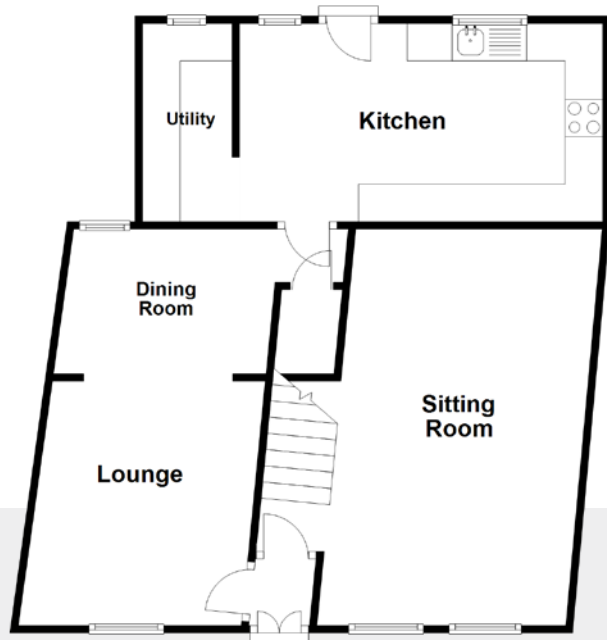
Given the charm, character and walk-in accommodation on offer, the friendly close-knit community, the stunning surrounding countryside and the relatively short commute to the larger towns, this is sure to be a popular listing, early viewing is strongly advised.



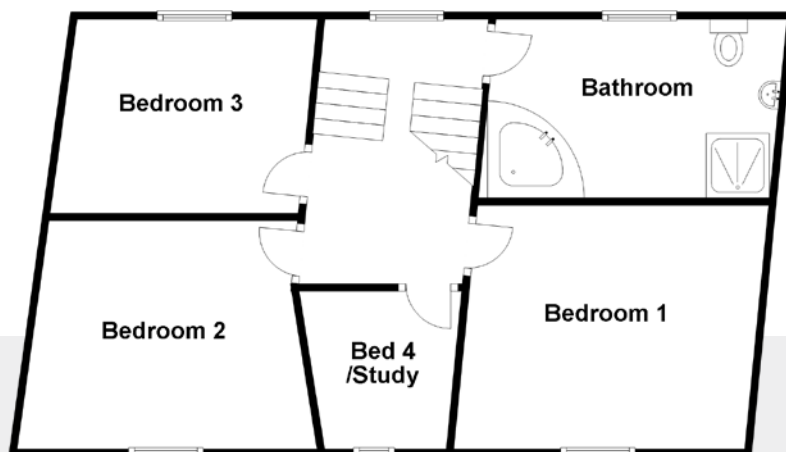




**Ground Floor**



**First Floor**



Approximate Dimensions  
(Taken from the widest point)

Sitting Room	5.80m (19') x 3.30m (10'10")
Lounge	3.30m (10'10") x 2.90m (9'6")
Dining Room	2.90m (9'6") x 1.95m (6'5")
Kitchen	4.50m (14'9") x 2.65m (8'8")
Utility	2.65m (8'8") x 1.20m (3'11")

Bedroom 1	3.90m (12'10") x 3.30m (10'10")
Bedroom 2	3.10m (10'2") x 2.80m (9'2")
Bedroom 3	3.38m (11'1") x 2.90m (9'6")
Bed 4 /Study	2.10m (6'11") x 1.95m (6'5")
Bathroom	3.90m (12'9") x 2.40m (7'11")

Gross internal floor area (m<sup>2</sup>): 120m<sup>2</sup>

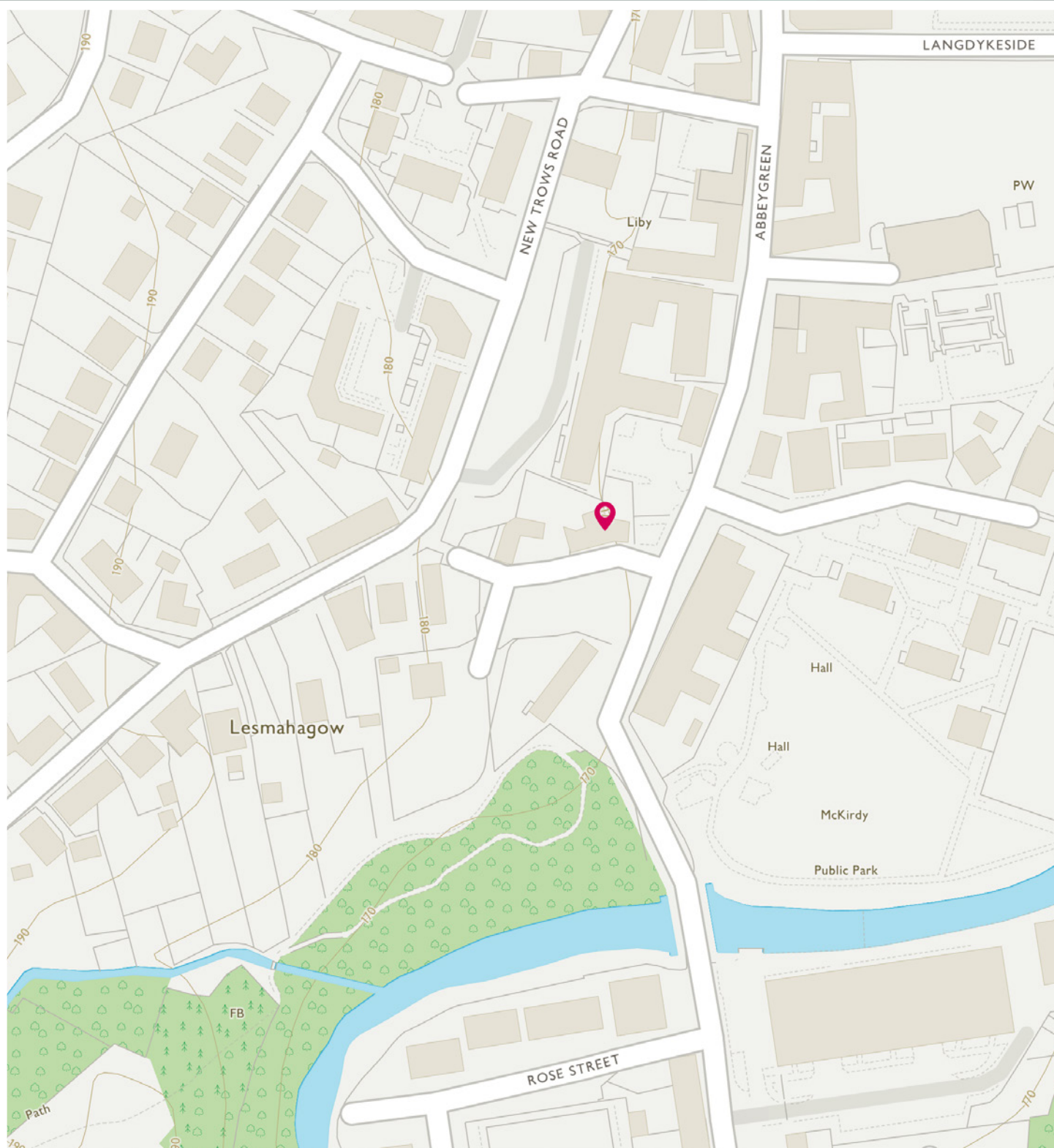
EPC Rating: D





This charming 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.





# McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)

[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

Part  
Exchange  
Available



Text and description  
**KEN MEISAK**  
Surveyor



Professional photography  
**CRAIG DEMPSTER**  
Photographer



Layout graphics and design  
**ALAN SUTHERLAND**  
Designer

**Disclaimer:** The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing from their solicitor what's included with the property including any land, the dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.