



  
**McEwan Fraser Legal**  
Solicitors & Estate Agents  
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**31 Hyndshaw View**

LAW VILLAGE, LAW, ML8 5JX



# THE LOCATION

The village of Law has an excellent school, basic shopping amenities, sports facilities including country walks, bowling club and bus services linking with the surrounding towns and cities. For those commuting by car, there is excellent access to the M74 and M8 to Glasgow, Edinburgh and the surrounding towns. The surrounding towns including Hamilton and Lanark cater for a wider range of sports facilities, sports facilities, pubs, restaurants and bistros.



"...A WIDER RANGE OF SPORTS  
FACILITIES, SPORTS FACILITIES, PUBS,  
RESTAURANTS AND BISTROS..."



# 31 HYNDSHAW

## LAW VILLAGE, LAW, ML8 5JX

McEwan Fraser Legal are delighted to offer to the market this two bedroom, semi-detached villa that is presented to the market in fantastic order throughout. This property offers comfortable accommodation and would make for a fantastic first-time buy, family home or even sound Buy-To-Let investment. Great emphasis has been placed on the creation of easily managed and free flowing space on a bright and fresh layout.

Accessing the home through the entrance hall, it is immediately apparent that the current owners have looked after this family home, which is fit for today's modern living and has been decorated with an exceptional eye.

The warm and inviting lounge benefits from large floor to ceiling window which floods the room with natural light and the french doors to dining area make this an ideal room for entertaining.

The stunning kitchen has been well fitted to include a good range of floor and wall mounted units with matching worktop, which provides a fashionable and efficient work space. It further benefits from an integrated oven, hob and extractor hood, making this the ideal kitchen for an aspiring chef.

The dining area is sufficient to house a medium size table and chairs and also allows access to

the private rear garden, which is a fantastic spot to spend a summer's evening.

The upper level of the property hosts two tastefully decorated bedrooms both with ample storage one with a front garden aspect and the other having views over the rear garden.

The family bathroom consists of a white three-piece suite with stunning floor and wall tiles, giving a fantastic finishing touch.

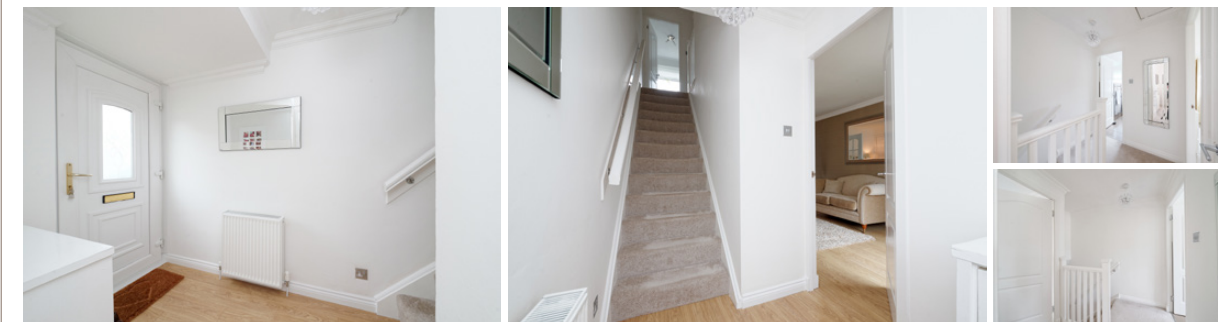
The exterior of the property mirrors the excellent condition of the interior and is complemented with well-tended gardens. While the front garden is mainly laid to lawn, the real jewel is the rear garden that is split between a chipped and decked area with a fabulous raised decked section just outside the back door, suitable for soaking up the sun in the summer months or inviting friends and family over for a BBQ.

The property further benefits from double glazing, gas central heating and off-street parking in the form of a driveway leading to single garage.

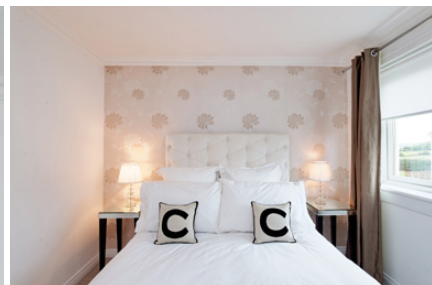
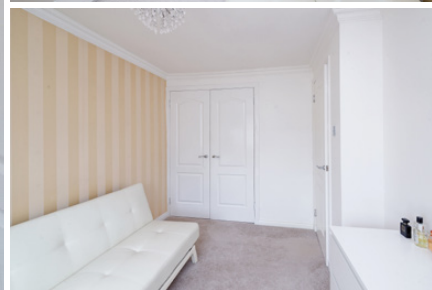
It is only after close inspection will buyers fully appreciate this impressive property and therefore viewing is highly recommended at the earliest opportunity.



"...GREAT EMPHASIS HAS BEEN PLACED ON THE CREATION OF EASILY MANAGED AND FREE FLOWING SPACE ON A BRIGHT AND FRESH LAYOUT..."

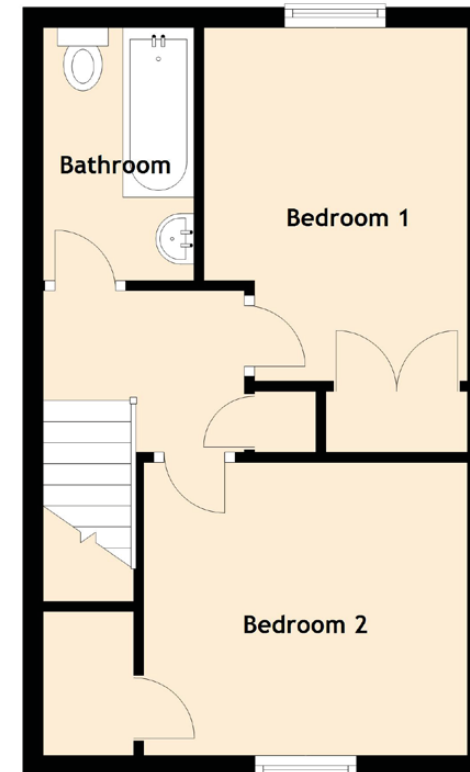
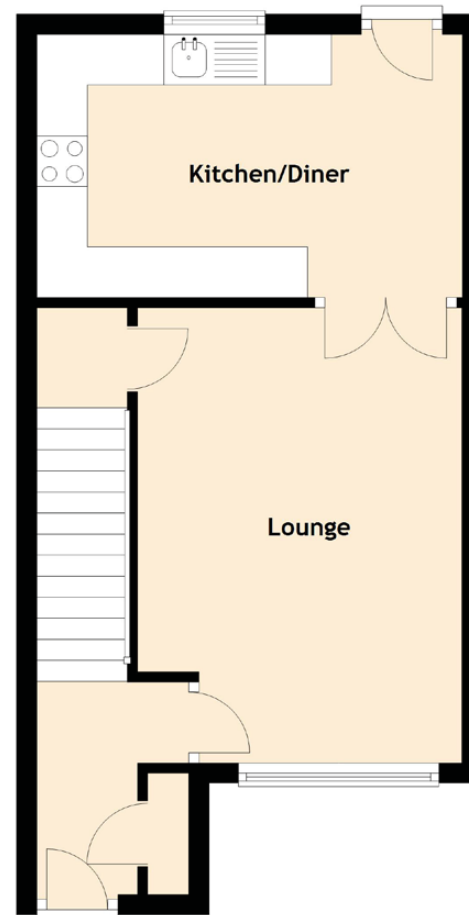






# SPECIFICATIONS

## FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions  
(Taken from the widest point)

Lounge	4.50m (14'9") x 3.20m (10'6")
Kitchen/Diner	4.20m (13'9") x 2.60m (8'6")
Bedroom 2	3.20m (10'6") x 2.90m (9'6")
Bedroom 1	3.50m (11'6") x 2.60m (8'7")
Bathroom	2.50m (8'3") x 1.60m (5'3")

Gross internal floor area (m<sup>2</sup>): 62m<sup>2</sup>

EPC Rating: D

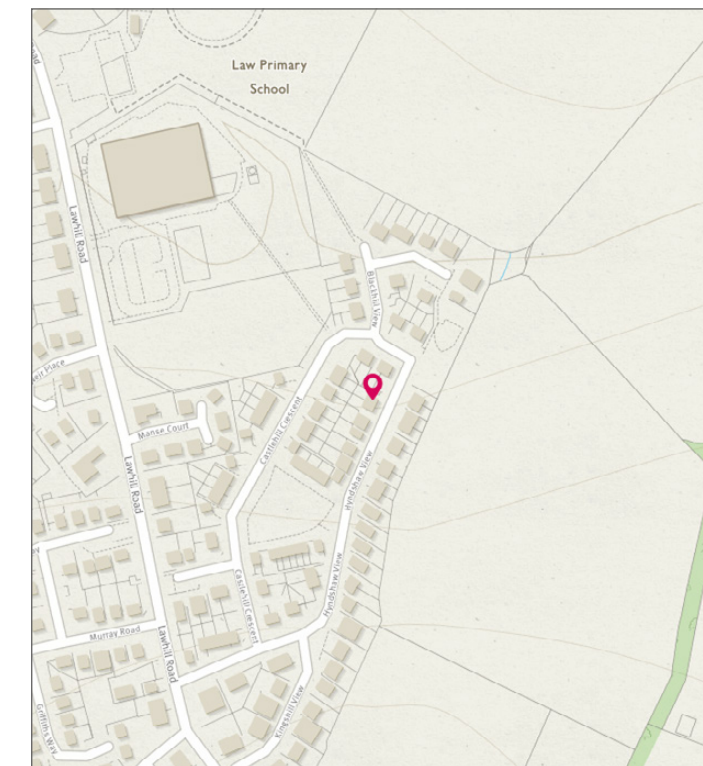


Image credit: <https://www.odinair-surveys.co.uk/omaps/>



  
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**Part  
Exchange  
Available**

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