



**McEwan Fraser Legal**

Solicitors & Estate Agents

01698 537 177

Tower of Udstonhead

STRATHAVEN, SOUTH LANARKSHIRE, ML10 6SX



TOWER OF UDSTONHEAD

We are delighted to offer for sale this five bedroom, detached farmhouse presented to the market in truly walk-in condition, great potential for further development or running a whole host of home businesses. Great emphasis has been placed on the creation of easily managed and free-flowing space on a bright and fresh layout.

On entering it is immediately apparent that the current owners have meticulously looked after and upgraded this family home, which is fit for today's modern living. Room usage throughout can be adapted to meet individual purchasers needs and will comfortably provide for a larger family. The property is finished to a high standard throughout and this substantial home offers spacious apartments as you would expect from a traditional building.

In more detail, the accommodation consists of a vestibule which leads to a welcoming beamed entrance hall, off which is the breakfast/dining room. This area leads to the large family room with wood burning stove and onwards to the sunroom which has truly breathtaking views of the surrounding countryside. The rear of the dining area gives access to the stunning kitchen with further character beams and large Rayburn. Off this room is a handy utility room, a home office which leads to a guest bedroom and WC. This portion of the property could easily be used as a separate accommodation for growing kids or elderly family members or could

even to utilised as a bed and breakfast.

The main wing of the home contains the principle lounge and dining room and a further four well-proportioned bedrooms with Jack and Jill en-suite and attractive family bathroom.

Also attached to the property is a number of stables, a sizeable workshop which could be converted to accommodation as could the imposing two storey, C listed stone built tower. The property benefits from large attic space which could also be easily converted.

The grounds wrap around the property and extend to stunning well-tended gardens and a level paddock land whilst a loose chipped driveway provides ample parking for many vehicles and leads to a double garage. There is additional acreage available if required by the new owner. There is also the potential for a building plot to the front of the property (Subject to planning consent).

This is a truly stunning property and early viewing is advisable.



Hall



Conservatory



Sitting Room





Lounge



Dining Room



Utility



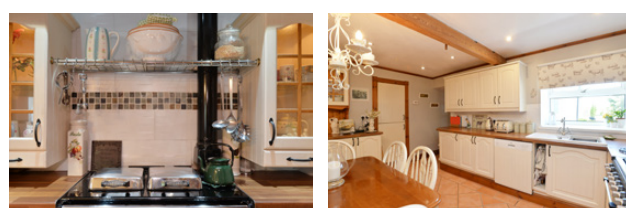
Guest Bedroom



Office



Kitchen



WC



Bedroom 1



Bedroom 2



Bedroom 3



Bedroom 4

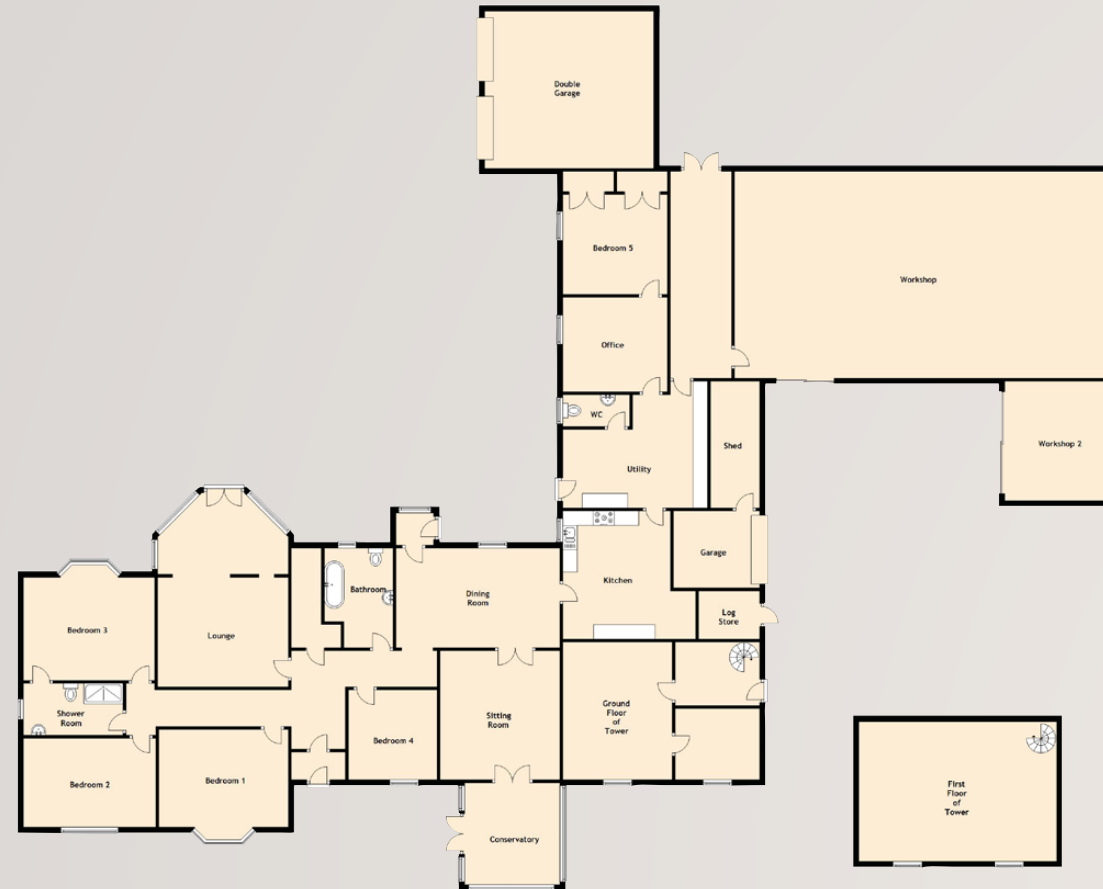


Bathroom



FLOOR PLAN
DIMENSIONS
MAP

DETAILS

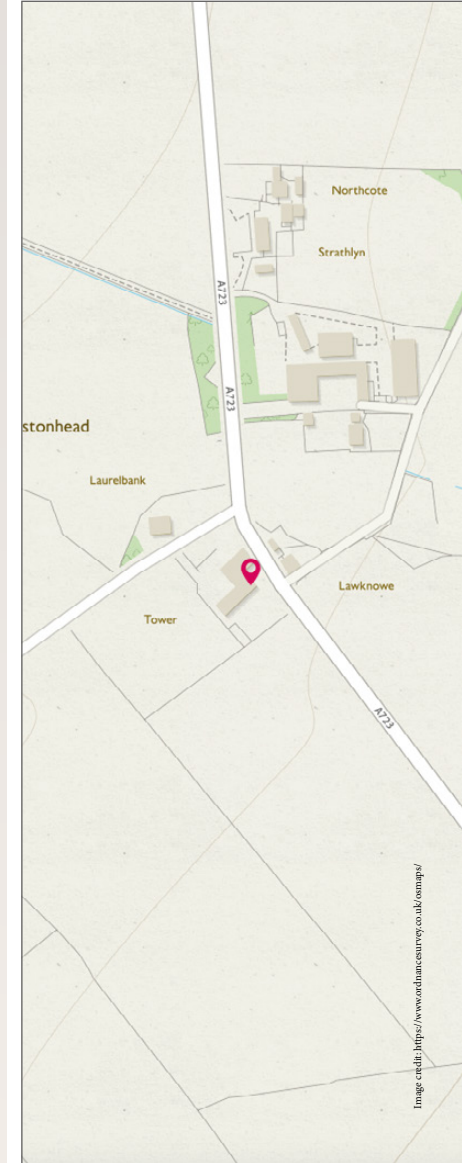


Approximate Dimensions (Taken from the widest point)

Lounge	4.52m (14'10") x 3.62m (11'11")
Sitting Room	4.47m (14'8") x 4.15m (13'7")
Dining Room	5.68m (18'8") x 3.45m (11'4")
Kitchen	4.61m (15'1") x 4.44m (14'7")
Utility	5.02m (16'5") x 3.92m (12'10")
Office	3.45m (11'4") x 1.80m (5'11")
Conservatory	3.53m (11'7") x 3.30m (10'10")
Bedroom 1	4.51m (14'10") x 3.39m (11'1")
Bedroom 2	4.59m (15'1") x 3.08m (10'1")
Bedroom 3	4.55m (14'11") x 3.57m (11'9")
Bedroom 4	3.11m (10'2") x 3.08m (10'1")
Bedroom 5	4.55m (14'11") x 3.57m (11'9")
Bathroom	3.32m (10'11") x 2.38m (7'10")
Shower Room	3.45m (11'4") x 1.80m (5'11")
WC	2.32m (7'7") x 1.10m (3'7")
Workshop	13.24m (43'5") x 6.73m (22'1")
Workshop 2	4.14m (13'7") x 3.88m (12'9")
Shed	4.39m (14'5") x 1.70m (5'7")
Log Store	2.11m (6'11") x 1.67m (5'6")
Garage	4.63m (15'2") x 2.67m (8'9")
Double Garage	5.85m (19'2") x 5.45m (17'11")
Ground Floor of Tower	4.77m (15'8") x 3.79m (12'5")

Gross internal floor area (m²): 251m² | EPC Rating: E

Extras (Included in the sale): Fitted floor coverings.





Paddock



Tower



Workshop



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01698 537 177
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

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SCOTT YULE
Surveyor



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MARK BRYCE
Photographer



Layout graphics and design
ALLY CLARK
Designer