



2 Dalzell House

MOTHERWELL, NORTH LANARKSHIRE, ML1 2SJ

**McEwan Fraser Legal**
Solicitors & Estate Agents



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Dalzell House is a substantial Grade-A listed baronial castle which sits in the middle of the former Dalzell Estate. The current building is centred round a late 15th century tower house which was built by the Dalzells of the Hamilton family and later received significant extension work during the 17th and 19th centuries. The property and attached outbuildings were extensively refurbished in the mid-1980s to provide 18 stunning individual properties. The house sits within acres of woodland known as Dalzell Park. The area is known as a haven for dog walkers and bird watchers. It is attached to Baron's Haugh, which is an RSPB site. There are miles of

marked woodland walks which continue down to the Clyde. There is a real countryside feel which has created a friendly and neighbourly community who look after each other. This isolated parkland setting provides you with the best of both worlds because Motherwell Town Centre, with all the amenities of a large town, is practically on your door step. Motherwell train station, is around five minutes away by car providing direct trains to Glasgow and Edinburgh, while the M74 is at hand providing access to the central belt and beyond. You are also close to Knowetop Primary and in the catchment area for Dalzell High School, which are two of the best regarded

state schools in Lanarkshire. There is an indoor soft play area close to the house and plenty of toddler activities with local groups. Motherwell Football Club runs football coaching from toddlers to teenagers at the top of the road. The Aquatec and Ravenscraig sports' facilities are within a mile of the house and there are two golf clubs in Motherwell (Colville Park and Dalziel Park) which are also in easy reach, alongside plenty of activities like dance, drama and other sports. This is a simply fantastic place to consider raising a family!



The Interior

Part-Exchange available! McEwan Fraser Legal is delighted to present this magnificent Coach House to the residential sales market. This unique four bedroom family home is the second largest of 18 properties formed from the breath taking Dalzell House and attached out buildings. Originally a coach house, the property sits behind the main building and is one of four similar properties in an idyllic courtyard setting. Internally, the house is in fantastic condition having been exceptionally well maintained by the current owners. Accommodation is arranged over two floors and is deceptively spacious and extremely flexible allowing a range of potential configurations. There is a private garden to the front of the house which has a southerly aspect catching the evening sun. The house has been beautifully finished with a modern contemporary interior, whilst retaining the character and feel of a traditional home. Features include gas-fired central heating (fitted 2014), wood-burning stove, modern contemporary décor complemented by a mixture of quality carpeting and wooden flooring. The property also benefits from contemporary lighting and designer

radiators, feature arched windows creating huge amount of natural light, quality fixtures and fittings, security alarm system and a lovely quiet courtyard setting with private car parking and single garage. There are also tiered landscaped shared residents' gardens to the front of the main house.

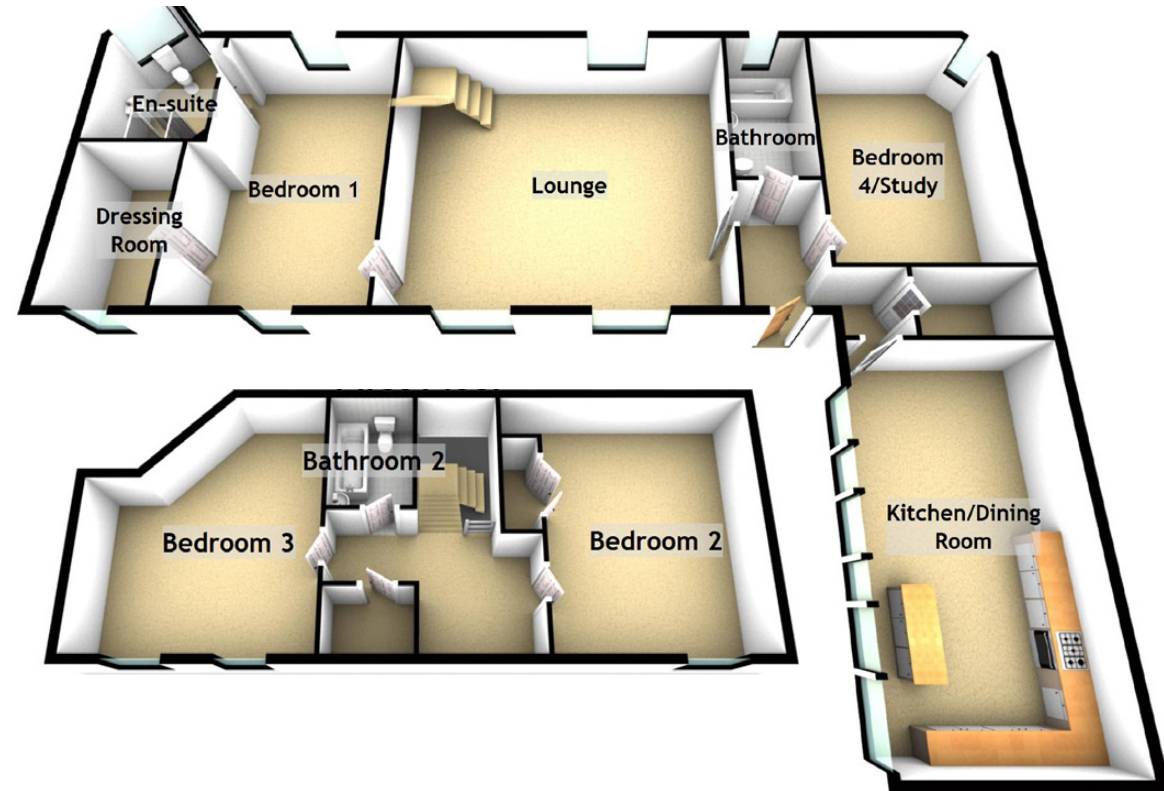
You enter the property through a central hallway which provides a degree of separation between the main body of the house and the contemporary and spacious family dining kitchen on your right. The kitchen has substantial feature arched windows which flood this superb space with natural light. Extending to over 30 feet, this stylish and well equipped modern kitchen is made up of a range of base and wall mounted units which provide ample prep and storage space, range style 'Smeg' cooker and integrated appliances throughout. There is space for a large dining table and additional seating, giving this room real potential as the heart of the home. Returning to the main body of the house, you pass a generous double bedroom/study with fitted wardrobes

and a newly refitted ground floor bathroom.

The substantial main reception room is to the left of the main entrance and overlooks the courtyard to the front of the building. Again, the large feature windows mean this room is bright and engaging, while offering a high degree of flexibility allow a range of possible furniture configurations. This room also boasts a striking, modern wood burning stove. Passing through the reception room you come to the master suite, which is a particularly spacious double bedroom completed with dressing room and en-suite.

The upper floor, opens to a roomy top landing, housing a useful study area and provides access to two further double bedrooms of generous proportions, large storage cupboard and a three-piece bathroom.

This unique property must be viewed to be fully appreciated as you are buying a lifestyle as well as home!

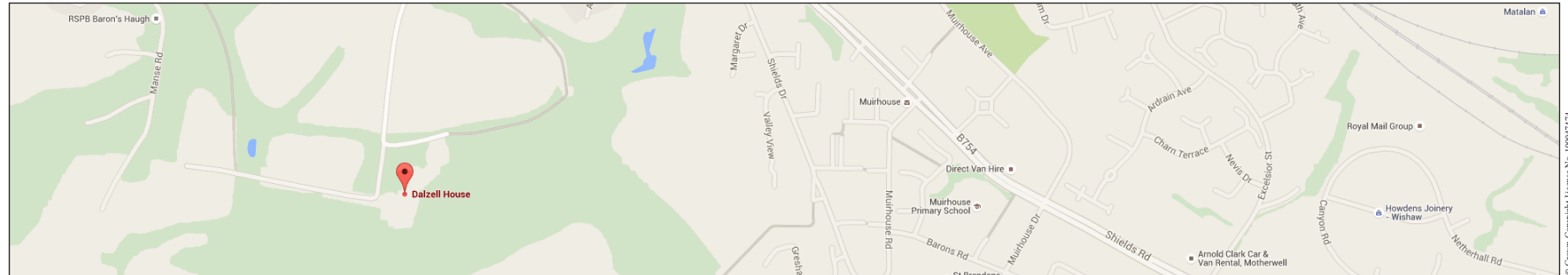


Approximate Dimensions

(Taken from the widest point)

Lounge	6.96m (22'10") x 5.40m (17'9")
Kitchen/Dining Room	9.54m (31'4") x 3.59m (11'9")
Bedroom 1	5.40m (17'9") x 4.10m (13'5")
Dressing Room	3.71m (12'2") x 2.81m (9'3")
En-suite	2.64m (8'8") x 2.54m (8'4")
Bedroom 2	5.39m (17'8") x 4.36m (14'4")
Bedroom 3	4.85m (15'11") x 3.57m (11'9")
Bedroom 4/Study	5.54m (18'2") x 3.87m (12'8")
Bathroom	2.52m (8'3") x 1.72m (5'8")
Bathroom 2	2.42m (7'11") x 1.74m (5'9")

Gross internal floor area (m²)- 220






Solicitors & Estate Agents

Part
Exchange
Available



Text and description
MICHAEL MCMULLAN
Surveyor



Professional photography
CATHERINE MARKIE
Photographer



Layout graphics and design
CATHERINE ANDERSON
Designer