





McEwan Fraser Legal

Solicitors & Estate Agents

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17 Waterlands Road

LAW, SOUTH LANARKSHIRE, ML8 5EX



Views covering the expansive area

17 Waterlands Road

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, sports facilities, pubs, restaurants and bistros.

The nearby town of Carlouke features a great variety of amenities such as a high school, doctor's surgeries, restaurants and bars as well as a newly opened large Tescos.

LARGE SINGLE DETACHED

DRIVEWAY

LARGE GARDEN

M74 / M8

ROAD LINKS






Lounge





«...the immediately impressive lounge benefits from a large bay window...»


Dinging Room


Craft Room


Family Room




Kitchen





We are delighted to offer for sale this immaculate five bedroom detached villa. The property is offered over two levels and is an incredibly flexible layout that lends itself to live / work arrangements. Additional features are double glazing throughout and gas central heating. As part of the design of this property, great emphasis has been placed on the creation of easily managed and free flowing space and the main living accommodation has been designed to make best use of the fine open countryside views surrounding the property.

Internally this unique home comprises of a welcoming entrance hallway, with stairs to the upper floor and a very useful storage cupboard. The immediately impressive lounge benefits from a large bay window to the front aspect, which floods the room with natural light and offers tremendous views of the surrounding countryside. The dining area is accessed from the lounge and the main hall has plenty of room for a table and six chairs for entertaining with friends and family. A large, bright kitchen/ dining / sitting room is also located off the hallway and is ideal for more informal dining and family gatherings. The kitchen area has an excellent range of quality base and wall units with the added benefit of a range cooker and dishwasher, a picture window to the rear overlooks the magnificent garden and provides excellent natural light. From the dining area there is a set of French doors which lead to a large decked patio. Off the kitchen there is a useful utility room with further base and wall units, washing machine, sink and door to the rear of the property. A downstairs shower room is a very useful feature of this modern family home. Finally on the ground floor there is a well-proportioned study/fifth bedroom which has room for free standing furniture if required.

The upper level consists of a landing area with access to the loft space and four further double bedrooms. The master with a well finished en-suite, all bedrooms have fitted wardrobes and windows that flood the room with natural light. Finally on the upper floor there is a three piece partly tiled family bathroom.

The outside space includes to the front an area which is laid to lawn and a large chipped driveway which can comfortably accommodate several cars. This continues to the rear of the property where there is a decked patio, large chipped area and is all made private with a fence. Also to the rear is a large detached garage with power and light.


Master Bedroom


En-suite



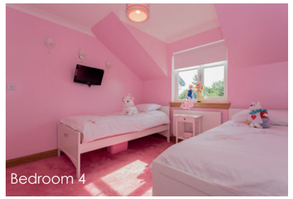

Bathroom


Bedroom 2






Bedroom 3


Bedroom 4

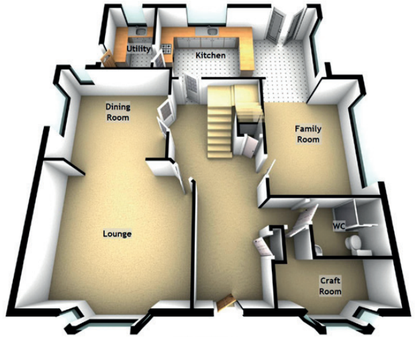
Bedrooms

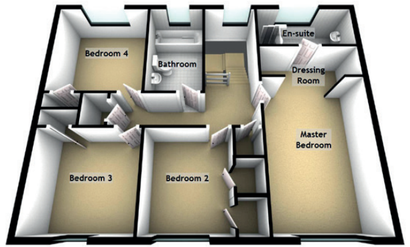
Bathrooms

& Hallway


Ground floor WC

Property Specifications





Approximate Dimensions
(Taken from the widest point)

Lounge	4.80m (15'9") x 4.30m (14'1")
Kitchen	6.20m (20'4") x 3.20m (10'6")
Dining Room	3.90m (12'10") x 3.40m (11'2")
Family Room	4.20m (13'9") x 3.40m (11'2")
Master Bedroom	5.00m (16'5") x 3.40m (11'2")
Bedroom 2	3.20m (10'6") x 2.80m (9'2")
Bedroom 3	3.30m (10'10") x 3.20m (10'6")
Bedroom 4	3.30m (10'10") x 3.20m (10'6")
Bathroom	3.30m (10'10") x 1.90m (6'3")
Dressing Room	3.40m (11'2") x 1.10m (3'7")
En-suite	3.40m (11'2") x 2.10m (6'11")
WC	2.20m (7'3") x 1.70m (5'7")
Craft Room	3.80m (12'6") x 2.00m (6'7")
Utility	2.78m (9'1") x 1.80m (5'11")

Extras
(Included in the sale)

All floor coverings and integrated appliances.

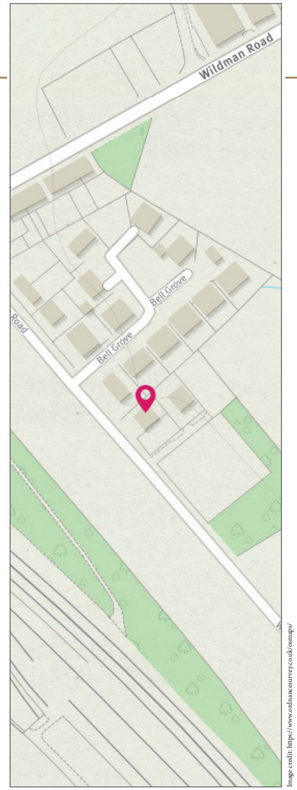


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Part Exchange Available

GOLD
SCOTLAND ESTATE AGENCY of the YEAR 2014
THE SUNDAY TIMES
THE TIMES



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