

McEwan Fraser Legal

Solicitors & Estate Agents

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The Pillars, 1 Church Road

BONKLE, BY NEWMAINS, NORTH LANARKSHIRE, ML2 9QG



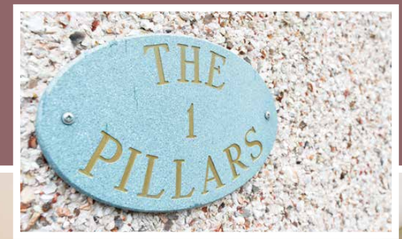


THE PILLARS, 1 CHURCH ROAD

Situated within a commanding position in the sought-after village of Bonkle, is this charming, three/four bedroom detached, traditional villa dating to the early 1800's that benefits from a professional single-storey extension to the rear. It is deceptively spacious and provides a highly successful marriage of traditionally proportioned apartments with a number of contemporary improvements. This fantastic family home sits within lovely landscaped gardens to the side and rear, which have been designed to enjoy the simply wonderful backdrop and further benefits from decking and a barked play zone providing a private, safe and exciting environment for children and/or pets. The property can be accessed via a private driveway to the rear, offering off-road parking for two vehicles, leading to an over-sized detached single garage.

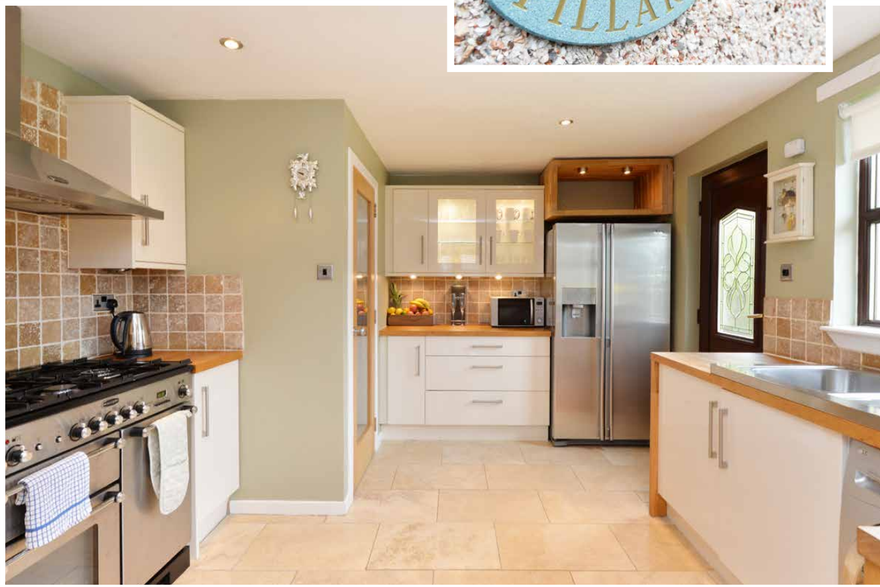
Over the last few years, 'The Pillars' has been sympathetically improved and re-decorated by the current owners, carefully retaining a wealth of the traditional features, alongside a wonderful blend of 21st-century improvements, making this property "as unique as it is beautiful". The traditional building has been well maintained, both internally and externally, to create fantastic and flexible accommodation, which only a viewing will qualify. The property still offers huge potential to further extend or add a conservatory to the side or rear aspect (STPP).

"...A GLAZED DOOR OPENS FROM THE DINING AREA INTO THE KITCHEN..."









The subjects are entered via a tiled vestibule, opening into a welcoming reception hallway, with staircase off to the upper landing. A cloaks cupboard and a storage cupboard are located off the hallway. The lounge/diner is of palatial proportions with windows to the front/side aspect flooding the room with natural light and offering pleasant views to the front aspect. The feature fireplace with, electric fire, is the other key focal point of this room. Open plan access can be gained from here into the separate dining area, which has ample space for a table and chairs for more informal dining with friends and family. French doors open from here to a private section of (south facing) garden at the side of the property. A glazed door opens from the dining area into the kitchen, which has been fitted to include a good range of contemporary floor and wall mounted units, with a striking work surface, which provides a fashionable and efficient workspace. It further benefits from a range cooker with an extractor hood over and has space for a washing machine and an American style fridge/freezer. A door opens directly from here into the rear garden. A family room is also located on the ground floor offering versatile accommodation and is currently being used as a very comfortable third bedroom. A study/fourth bedroom is also located on the ground floor and might suit those requiring live/work arrangements as it offers an excellent degree of natural light and views towards the front aspect. A contemporary bathroom with a 'Spa' bath completes the impressive ground floor accommodation.















The staircase leads to the first-floor level, revealing two substantial bedrooms and a share of the fantastic shower-room. Both of the bedrooms offer tremendous views to the rear and both have the luxury of fitted wardrobes and the space for additional free-standing furniture if required. The luxurious shower-room creates the perfect ambience in which to unwind. Two Velux windows provide ample light to the upper landing.

The specification includes gas central heating and partial double glazing for additional comfort.

NB – We understand the property is 'C Listed' with Historic Environment Scotland. We would suggest that further clarification on this matter should be ascertained.







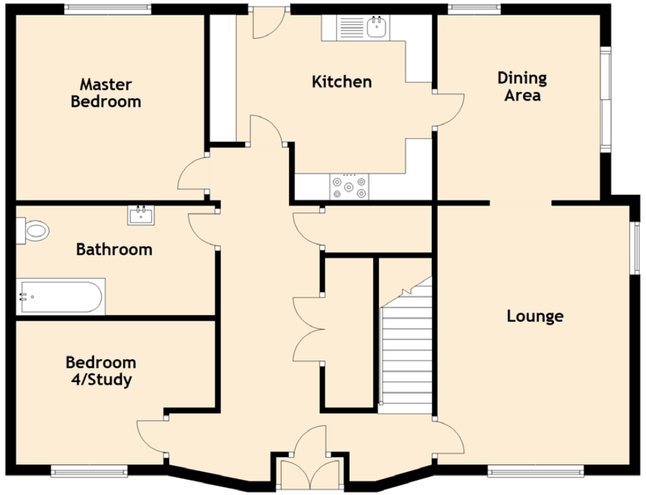


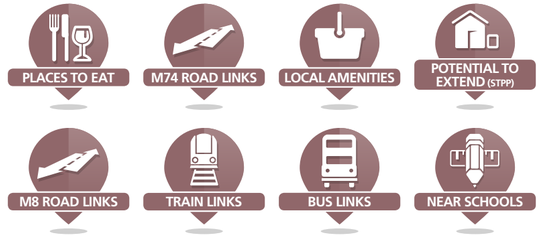










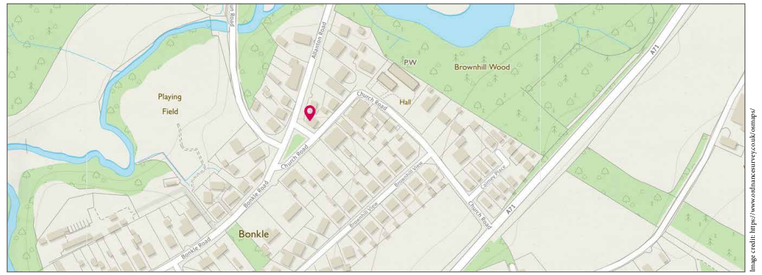




Approximate Dimensions (Taken from the widest point)

Lounge	4.93m (16'2") x 3.61m (11'10")
Dining Area	3.49m (11'5") x 3.06m (10')
Kitchen	4.18m (13'9") x 3.49m (11'5")
Master Bedroom	3.54m (11'7") x 3.49m (11'5")
Bedroom 4/Study	3.74m (12'3") x 2.71m (8'11")
Bathroom	3.74m (12'3") x 2.07m (6'9")
Bedroom 2	3.41m (11'2") x 3.08m (10'1")
Bedroom 3	3.09m (10'2") x 3.05m (10')
Shower Room	2.21m (7'3") x 2.04m (6'8")

Gross internal floor area (m^2): 120m^2 | EPC Rating: D









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