




McEwan Fraser Legal
 Solicitors & Estate Agents
 0131 524 9797

East Wing, Lairfad Farm Millwell Road

BY AULDHOUSE // SOUTH LANARKSHIRE // G75 9DP

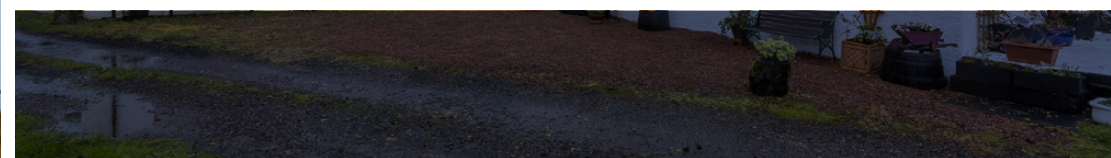
EAST WING LAIREAD FARM MILLWELL ROAD

BY AULDHOUSE // SOUTH LANARKSHIRE // G75 9DP

Auldhouse is a stunning and sought after hamlet in South Lanarkshire that offers a truly unique mix of old world charm and modern convenience. The original centre of the hamlet has a long established community and houses are rarely available on the open market. Once people move to Auldhouse, it is hard to imagine why they would ever need to leave. This wonderful

rural community is centred around the local pub, The Auldhouse Arms, and the village school which has capacity for a maximum of about fifty pupils and has recently been extensively refurbished. The area is surrounded by green belt land and really could be anywhere in Scotland. However, Auldhouse has one great advantage, location, as it is only a short drive to Eaglesham

and Newton Mearns that offer outstanding retail, business and leisure facilities. The M74 and M77 are also equidistant from the property and provide easy access to the south, Glasgow and the wider central belt. In short, you will have all the advantage of a more relaxed rural lifestyle but with the world on your doorstep.

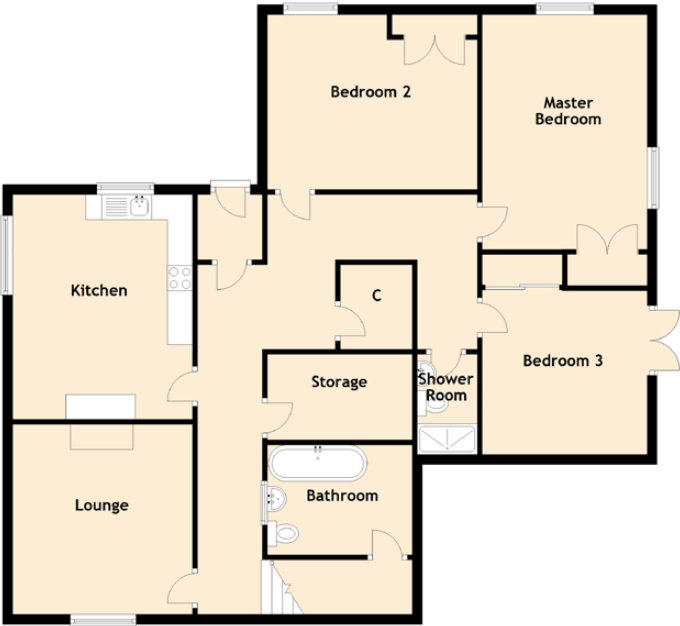


Fortunate to enjoy country views all round and a short distance from the conservation village of Eaglesham and the dormitory village of Auldhouse, the East Wing of Lairfad Farm is a thee bedroom attached property, originally dating from (circa) 1850. The property is one of three attached properties that share approximately 3.5 acres of common ground. Internally, the property has been comprehensively upgraded to offer bright, flexible and contemporary living space. Internal viewing is highly recommended. The property is entered through a handy porch which is the perfect place to kick off a muddy pair of boots. Entering the bright wide hallway, you are met with a stunning hard wood floor which is the first indication of the quality on offer within this lovely property. The hallway provides a natural internal divide between the public areas (over looking the common grounds) and the rear bedrooms. The first room you come to is the striking kitchen diner. Comprising a good range of base and wall mounted, there is ample prep and storage space for the aspiring chef. The kitchen has been engineered around a range style cooker. Further along the hall, you come to the warm and welcoming reception room. Focused towards a lovely feature fireplace, there is ample floor space for a range of different furniture configurations. There are three genuine double bedrooms. The master bedroom is particularly spacious bedroom with a large integrated double wardrobe and ample floor space for a full range of free standing furniture. The master further benefits from be immediately adjacent to a striking contemporary shower room. The second and third bedrooms also enjoy integrated wardrobes. Internal accommodation is completed by lovely family bathroom which is partially tiled and boasts a deep free standing bath. For extra warmth and comfort, the property boasts oil fired central heating.





SPECIFICATIONS & DETAILS



Approximate Dimensions
(Taken from the widest point)

Lounge	5.60m (18'5") x 3.80m (12'6")
Kitchen	5.40m (17'9") x 4.50m (14'9")
Bathroom	2.90m (9'6") x 2.20m (7'3")
Storage	2.90m (9'6") x 1.71m (5'7")
Bedroom 2	3.60m (11'10") x 3.50m (11'6")
Master Bedroom	4.70m (15'5") x 3.30m (10'10")
Bedroom 3	3.71m (12'2") x 3.30m (10'10")
Shower Room	2.70m (8'10") x 1.20m (3'11")

Gross internal floor area (m2) : 135m²

EPC Rating : E

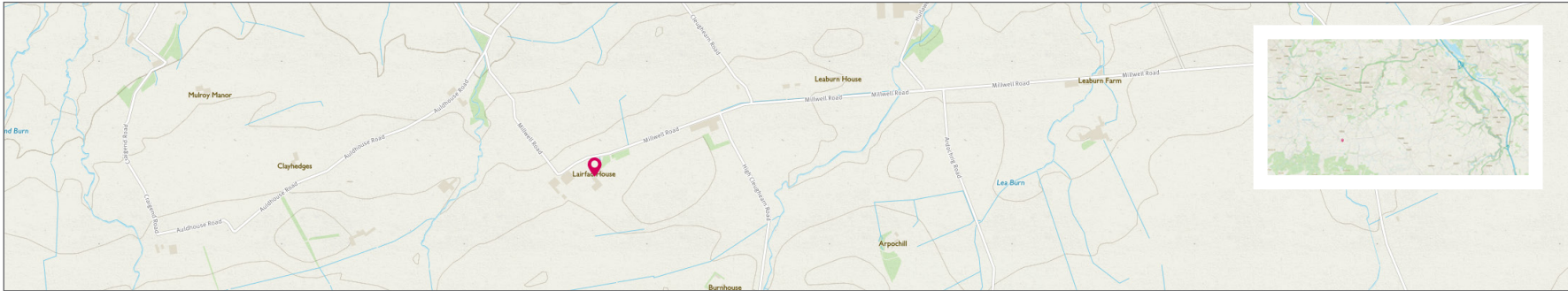
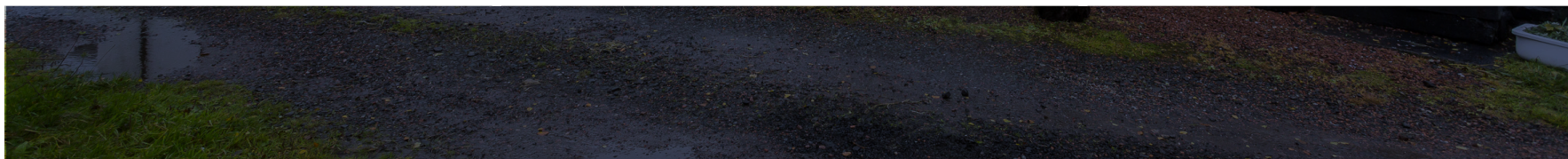
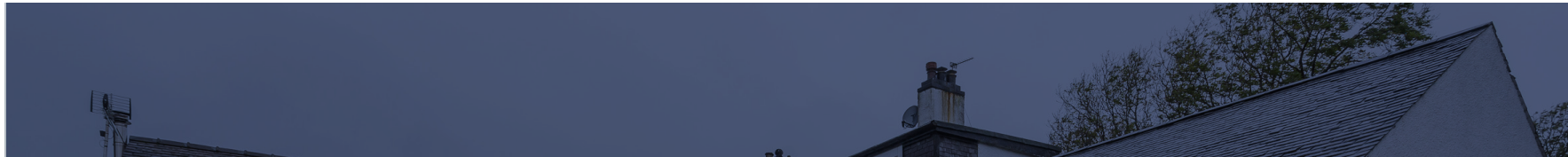


Image credit: <https://www.radian-surveys.co.uk/template/>



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

Part
Exchange
Available

Disclaimer : The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.



Text and description
MICHAEL MCMULLAN
 Surveyor



Professional photography
GARY CORKELL
 Photographer



Layout graphics and design
EAMONN MULLANE
 Designer