



Magnificent extended 18th century cottage with four bedrooms

Rural location on the edges of East Kilbride

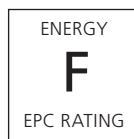
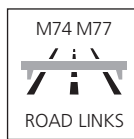


14 Langlands Road

Auldhouse, South Lanarkshire, Glasgow, G75 9DW



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Auldhouse South Lanarkshire

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 50 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. Ten minutes by car will see you in East Kilbride, which has all the conveniences of any modern town. There are extensive shopping facilities, great public transport links, secondary schools and plenty of recreational 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.



14 Langlands Road





Part-exchange available. McEwan Fraser is delighted to have a rare opportunity to present this absolutely charming, traditional 18th century cottage to the market. Located in the wonderful rural hamlet of Auldhouse and originally containing only three rooms, the property has been comprehensively extended and upgraded over the years to provide a wonderful four/five bedroom family home and is presented to the market in excellent condition. Properties of this age all have their own individual character and have a much more engaging feel than more modern homes. Internally, the property offers exceptionally versatile and deceptively spacious accommodation over two floors. The property is neutrally finished and in good order throughout. With lots of nooks and crannies, exposed stonework, well maintained mature garden and host of other period detailing, this house must be viewed to be fully appreciated.

You enter the property through a reception hallway which provides access to the first floor and has space for storage. A secondary hallway on your right gives access to the kitchen and ground floor reception room. The generous reception room has traditional wooden flooring and plenty of space for a range of free standing furniture. French doors to the rear open directly onto the rear garden. There is also a ground floor shower room leading directly off the reception room making it ideal as an additional double bedroom should you need extra accommodation. The superb family kitchen is situated at the end of the hallway, in an extension to the original building, and has recently been refitted to an exceptionally high standard. The kitchen comprises a range of base and wall mounted units, topped with solid wooden work surfaces. The kitchen is centred around a 'belling' range cooker which will stay with the

property. There is also space for a free standing fridge freezer, washing machine and dishwasher. A vestibule to the rear of the kitchen provides access to the rear garden and also contains a staircase to the double bedroom which sits above the kitchen. This quirky room would be equally well utilized as a bedroom or a quiet office, isolated from the hustle and bustle of the main house. Ground floor accommodation is completed by two further bedrooms, served by an additional shower room.

Climbing the stairs you find yourself on the first floor landing which has a deep linen cupboard for additional storage. The master bedroom is on your left and is a real joy to behold. This generous double bedroom has dormer window front and back and the dual aspect leaves it flooded with natural light. There is space for a range of free standing furniture and you won't be short of space. The master bedroom is immediately adjacent to the family bathroom which is styled in keeping with the house and comes complete with three piece suite. Internal accommodation is completed by a stunning main reception room. This superb space has an open fire place and benefits from a huge amount of natural light that come through a dormer window giving panoramic views over the rear garden and countryside beyond. It truly gives you that feeling of splendid isolation.

The mature garden to the rear of the property has been lovingly maintained by the current owner and backs directly onto open farm land. Made up of a mixture of patio and lawn, the garden is safe and secure for young children.

Finally, the house boasts double glazing and oil fired central heating.

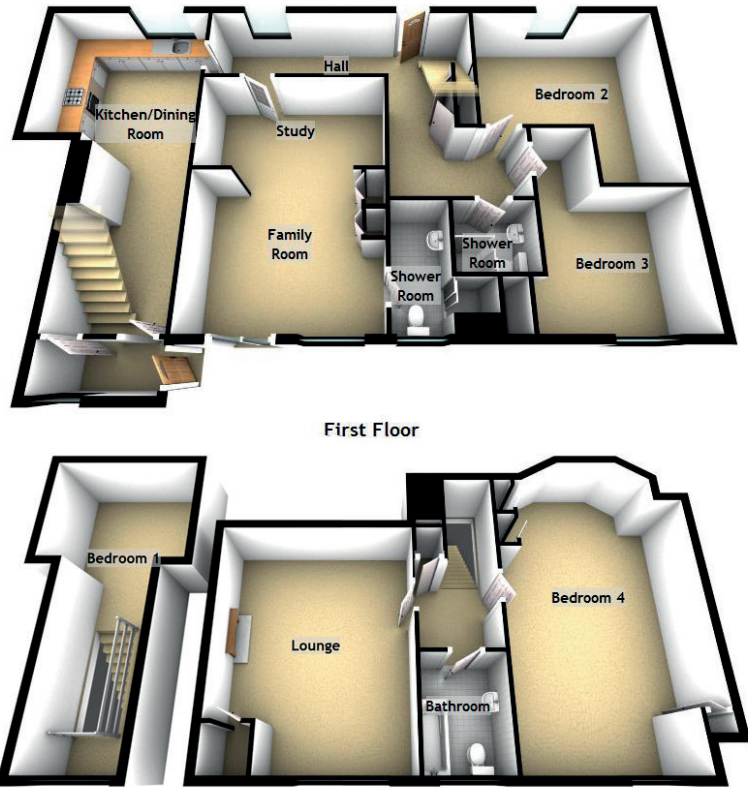


Lounge & Kitchen





Bathrooms & Bedrooms

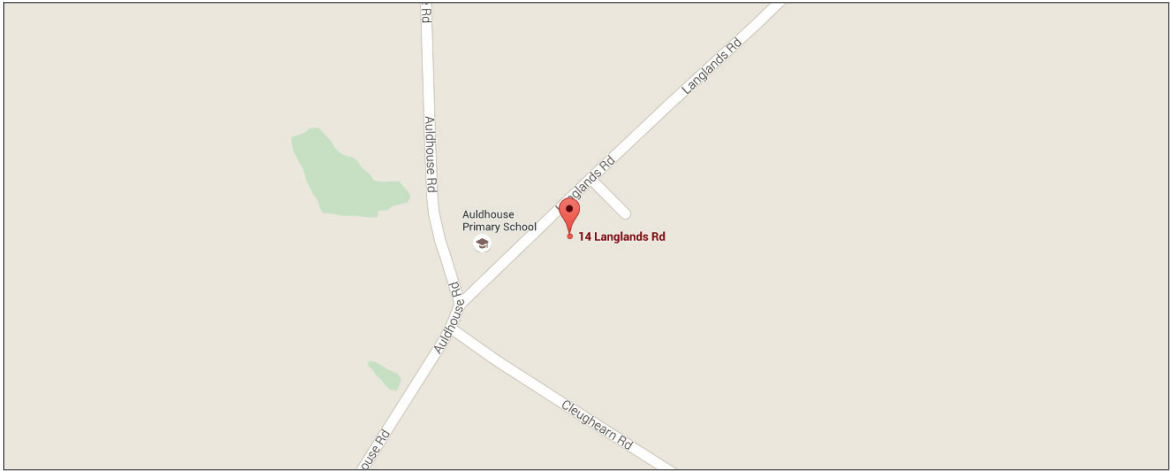


APPROXIMATE DIMENSIONS (Taken from the widest point)

Kitchen/Dining Room	7.50m (24'7") x 2.42m (7'11")	Bedroom 2	4.10m (13'5") x 3.60m (11'10")
Lounge	5.50m (18'1") x 4.40m (14'5")	Bedroom 3	3.50m (11'6") x 1.11m (3'8")
Family Room	4.10m (13'5") x 3.40m (11'2")	Bedroom 4	6.82m (22'4") x 4.41m (14'5")
Study	4.10m (13'5") x 2.20m (7'3")		
Bathroom	2.50m (8'2") x 1.81m (5'11")		
Shower Room	2.70m (8'10") x 1.20m (3'11")		
Shower Room	1.70m (5'7") x 1.40m (4'7")		
Bedroom 1	7.50m (24'7") x 3.30m (10'10")		

GROSS INTERNAL FLOOR AREA (M²)

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