




McEwan Fraser Legal
Solicitors & Estate Agents
0141 404 5474

12C Brownlee Road

LAW, CARLUKE, ML8 5JD



ENTRANCE HALL



KITCHEN & DINING / LOUNGE



12C BROWNLEE ROAD LAW / CARLUKE ML8 5JD



DINING AREA & UTILITY



BEDROOM & DRESSING AREA



FAMILY BATHROOM



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 and cater for a wider range of sports facilities, sports facilities, pubs, restaurants and bistros.

We are delighted to offer for sale this immaculate four bedroom detached Bungalow. The property has an

incredibly flexible layout that lends itself to live/work arrangements. 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: Welcoming entrance vestibule leading to the main hallway. Immediately impressive lounge with gas fire and feature fireplace, with large picture windows to the front and side aspect, which

floods the room with natural light and offers tremendous views of the surrounding countryside. A family room is located at the rear of the property, this room gives access to a large conservatory, which has stunning views of the countryside and beyond.

A large, bright kitchen/diner is located off the hallway and is ideal for more informal dining. The kitchen area has an excellent range of base and wall units with the added benefit of a large range cooker, island and French doors to the rear garden. Off the kitchen there is a hallway, with a useful

utility room, W.C and access to the large integrated garage. There is also access to the rear garden via the back door of the property. The dining area is accessed from the main hall and has plenty of room for a table which can seat up to 10 people, for entertaining with friends and family. There are four large double bedrooms in the property. The master is to the rear, with a fantastic walk in dressing room with fitted wardrobes and en-suite bathroom. Two of the remaining bedrooms have large, double fitted wardrobes and all have space for free standing

furniture if required. Finally there is a five piece, tiled family bathroom. The outside space includes to the front a large area which is laid to lawn and has a large mono-blocked driveway large enough for several cars and a pathway to the rear garden.

To the rear of the property there is a paddock for grazing of approximately 0.15 hectare, which is fully fenced for livestock and is registered with DEFRA with a CPH holding number for keeping agricultural livestock. Adjacent, there is a large paddock which

has been available to use for additional grazing by the owners. There is a large yard at the back of the house with 2 stables and a storage area, with a storage or implement shed next to it. There is water and power to this area and a new waste drain was put in recently for overflow water.

The yard and land are ideal for keeping livestock and horses on a small scale. It would be an ideal site, including the paddock, for development in the future, subject to planning.

SPECIFICATIONS



APPROXIMATE DIMENSIONS

(Taken from the widest point)

Lounge	7.50m (24'7") x 4.00m (13'1")
Family Room	5.85m (19'2") x 3.41m (11'2")
Kitchen	7.59m (24'11") x 3.93m (12'11")
Dining Room	5.47m (17'11") x 3.61m (11'10")
Utility	3.18m (10'5") x 2.17m (7'1")
Conservatory	3.40m (11'2") x 3.22m (10'7")
Bedroom 1	5.80m (19') x 4.00m (13'1")
En-suite	2.86m (9'5") x 1.99m (6'6")
Dressing Room	2.86m (9'5") x 2.60m (8'6")
Bedroom 2	4.56m (15') x 3.71m (12'2")
Bedroom 3	4.57m (15') x 3.74m (12'3")

WC	2.17m (7'1") x 1.28m (4'2")
Bedroom 4	3.30m (10'10") x 2.82m (9'3")
Family Bathroom	3.71m (12'2") x 3.04m (9'11")
Double Garage	5.98m (19'7") x 5.59m (18'4")

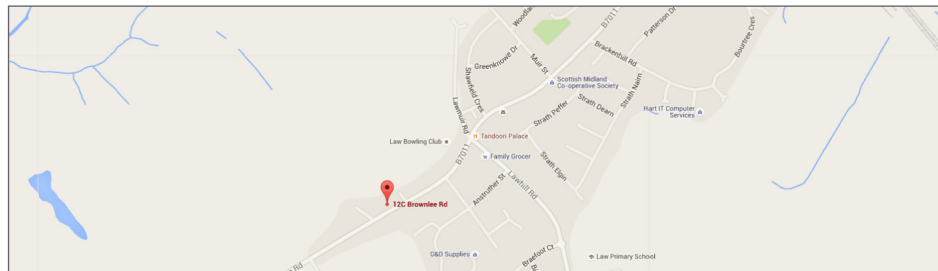
GROSS INTERNAL FLOOR AREA (m²) - 275m²

EPC Rating - C

EXTRAS

(Included in the sale)

All white goods and fitted carpets



McEwan Fraser Legal
Solicitors & Estate Agents

Part
Exchange
Available



Text and description
SCOTT YULE
Surveyor



Professional photography
CATHERINE MARKIE
Photographer



Layout graphics and design
EAMONN MULLANE
Designer

Tel. 0141 404 5474 www.mcewanfraserlegal.co.uk info@mcewanfraserlegal.co.uk

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