





McEwan Fraser Legal

Solicitors & Estate Agents

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Thorndale

MANSE ROAD, STONEHOUSE, SOUTH LANARKSHIRE, ML9 3NX

THORNDALE

MANSE ROAD, STONEHOUSE

DRIVEWAY

LARGE GARDEN

LOCAL AMENITIES

A71

ROAD LINKS

SWIMMING POOL

DOUBLE GARAGE







We are delighted to offer to the market this four bedroom, detached cottage which has had an extention to the rear, which provides standalone annex for growing kids or elderly family members looking to retain their independence. The property is situated on a quiet country road and the current owners have created a fabulous family home, which is both flexible and incredibly adaptable.

A strong emphasis has been placed on the creation of easily managed and free-flowing space on a bright and fresh layout.

The property is accessed via the private driveway which provides off-road parking for several vehicles. In more detail, the front and side doors give access to the extended portion of the property which includes;

vestibule, entrance hallway, impressive lounge overlooking the front garden and has the benefit of plenty of natural light gained from the windows, fitted kitchen with a range of floor and wall mounted units topped with plenty of worktop space, a bedroom which is a double to the rear of the property, and a stunning three piece bathroom suite with shower over bath.











THE ANNEX













FAMILY ROOM, KITCHEN, LOUNGE

The original portion of the property includes a stunning lounge with double aspect windows and feature fireplace. There is a good sized kitchen with a range of base and wall units, integrated oven, hob, hood, dishwasher, fridge and freezer, and off the kitchen is a useful utility area. The dining area has room for a table and six chairs and a set of stairs lead the first floor. There is a stunning conservatory to the side. Bedroom three, with fitted wardrobes faces the front and finally on the ground floor is the four piece family bathroom suite.

The upper-level consists of two well-proportioned bedrooms, both having fitted wardrobes and ample space for additional free-standing furniture if required. The master bedroom also incorporates a well fitted en-suite.

The front garden has a large mono-blocked driveway, a grassed area and is planted with many trees and shrubs. The rear garden is enclosed by a large fence and hedges for privacy, patio areas with trees and shrubs. There is a good sized swimming pool and a large double garage.



















BEDROOMS & BATHROOMS



















PROPERTY SPECIFICATIONS

Approximate Dimensions
(Taken from the widest point)

Lounge	5.90m (19'4") x 3.80m (12'6")
Kitchen	4.10m (13'5") x 3.10m (10'2")
Family Room	3.40m (11'2") x 3.30m (10'10")
Conservatory	3.20m (10'6") x 3.10m (10'2")
Utility	1.90m (6'3") x 1.70m (5'7")
Master Bedroom	5.70m (18'8") x 4.20m (13'9")
En-suite	2.00m (6'7") x 1.70m (5'7")
Bedroom 2	4.50m (14'9") x 3.30m (10'10")
Bedroom 3	4.30m (14'1") x 3.30m (10'10")
Bathroom	2.60m (8'6") x 1.90m (6'3")
Annex Lounge	4.80m (15'9") x 3.60m (11'10")
Annex Bedroom	4.30m (14'1") x 3.00m (9'10")
Annex Kitchen	4.10m (13'5") x 2.30m (7'7")
Annex Bathroom	3.00m (9'10") x 1.80m (5'11")

Gross internal floor area (m^2) - 193m^2

EPC Rating - D

Extras
(Included in the sale)

All floor coverings and integrated appliances.

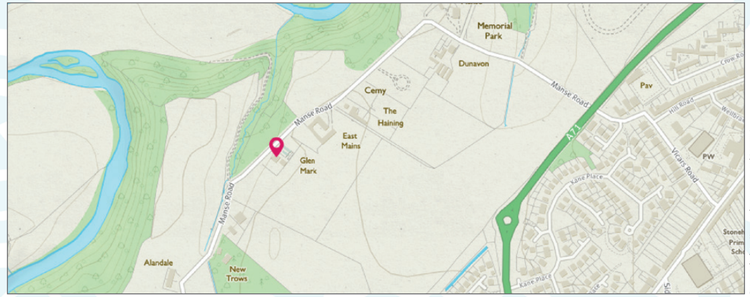
There is also an opportunity to rent six and a half acres of land adjacent to the property.

GROUND FLOOR



FIRST FLOOR





SWIMMING POOL & CONSERVATORY





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Part Exchange Available

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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. 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. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only.

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



Text and description
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