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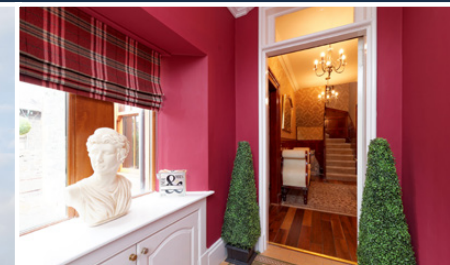
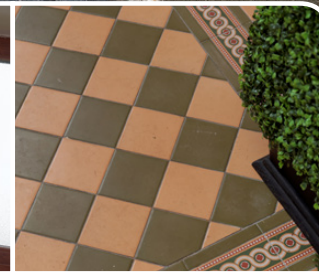
Oslo House, 89 Carlisle Road

ABINGTON, SOUTH LANARKSHIRE, ML12 6SD



ABINGTON SOUTH LANARKSHIRE

This spectacular, traditional villa is set in a semi-rural location on the edge of the popular village of Abington giving easy access to the M74 motorway network. Abington is a popular village in South Lanarkshire, close to the historic market towns of Biggar and Lanark. The village is an ideal area for the commuter to Glasgow, Edinburgh, the Central Belt and Carlisle, with easy access to good road networks. Abington has a local licensed general store, post office and hotel, RBS bank and primary school which includes a nursery unit for pre-school children. Glencaple Parish Church is found hidden up a small woodland path which dates from 1898. A wider range of facilities and amenities including secondary school can be found a short drive away in Biggar.



View from the property, Biggar Golf Club, and Biggar Lake

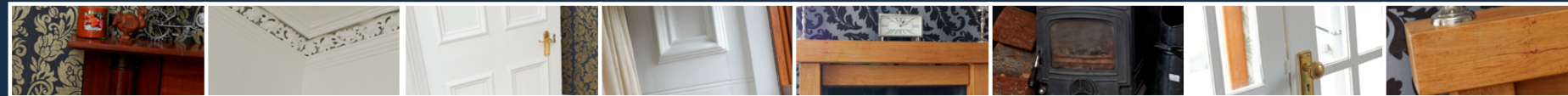
OSLO HOUSE

A TRULY UNIQUE AND CHARMING FOUR/FIVE BEDROOM DETACHED VILLA. SITUATED WITHIN GENEROUS GROUNDS AND SYNONYMOUS WITH THE LUXURY INSIDE

Part Exchange available. If you have ever leafed through a stylish design or property magazine, you will know that there are certain houses that capture the imagination. Having an eye for style and quality, the current owners have created a beautiful home fit for today's modern living. Oslo House is a particularly picturesque example of contemporary living, you cannot help but be utterly bewitched by this creation of what modern living in Scotland is all about.

The perfect marriage of modern splendour and quality fixtures and fittings throughout, all fall under the spell. Split over two levels, the property provides extensive accommodation. Stepping through the main entrance, the welcoming hallway that leads to the rest of the apartments on this level sets the tone for the rest of this beautiful property. Its luxurious fixtures and fittings give a glimpse of the quality features throughout. The formal lounge is flooded with natural light and has a wealth of modern charm. It has a real 'cosy' feel to it from the feature fire and surround, this room is the perfect place to unwind after a hard day.

The games room boasts traditional cornicing and will attract a variety of purchasers. This room could be adapted to meet each purchaser's needs and requirements such as a formal dining room or an additional bedroom. The family room/sitting room with dining area will be popular when entertaining friends and family and the chef isn't too far from the party. it's easy to imagine the fabulous evenings and good company the magnificent space has played host to.





The fitted kitchen has been beautifully designed and fitted to include a quality range of floor and wall mounted units with a striking worktop, further complemented by a host of integrated appliances. A fantastic, fully tiled four piece contemporary bathroom suite consisting of a walk-in 'rainfall' shower and chrome fixtures and fitting completes the impressive accommodation on this level.

The crisp and contemporary styling continues onto the first floor where the tastefully decorated theme is spread across the four well-proportioned bedrooms. The master bedroom is complimented with an envious three piece en-suite, built in wardrobes and dressing table. All of the bedrooms accommodate a range of furniture configurations and space for additional free standing furniture if required. A modern WC with wash hand basin can also be found on this level.

The Coach House to this unique property can be accessed via a driveway with off road parking for several cars. The Coach House could be used as a variety of things such as an annexe for elderly parents, teenagers, bed and breakfast or a growing business. The property contains main door entrance to the vestibule. Fully fitted kitchen with wall and floor mounted units and integrated oven, hob and hood. There is additional space for washing machine, fridge and freezer. Lounge with multi-fuel burning stove. A 'fully tiled' two-piece shower suite to include a double walk-in shower cubicle. A double bedroom with three windows completes this spectacular accommodation.

Externally, the generous grounds synonymous with the luxury inside complete this tranquil home. The well-maintained garden grounds to the front and rear are a sheer delight, especially in summer months. You are spoiled for choice in the rear garden whether it be relaxing in the hot tub or soaking up the sun. Double glazing and gas central heating is provided throughout to create a warm, yet cost-effective way of living all year round. There is space provided for a number of vehicles with a detached garage thereafter.



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Approximate Dimensions
(Taken from the widest point)

Main Villa	
Lounge	5.09m (16'9") x 4.42m (14'6")
Family Room	4.32m (14'2") x 4.11m (13'6")
Sun Room	2.86m (9'5") x 1.51m (4'11")
Kitchen	3.30m (10'10") x 2.35m (7'9")
Games Room	4.35m (14'3") x 4.31m (14'2")
Family Bathroom	3.20m (10'6") x 2.62m (8'7")
Utility	1.78m (5'10") x 1.51m (4'11")
Bedroom	1 4.61m (15'1") x 4.43m (14'6")
En-suite	2.31m (7'7") x 1.82m (6')
Bedroom 2	4.45m (14'7") x 4.10m (13'5")
Bedroom 3	4.08m (13'5") x 3.20m (10'6")
Office	4.41m (14'6") x 2.51m (8'3")
WC	2.90m (9'6") x 1.10m (3'7")

Detached Coach House	
Lounge	4.79m (15'8") x 3.5m (11'5")
Kitchen	4.89m (16') x 2.31m (7'6")
Bedroom	4.64m (15'2") x 2.64m (8'7")
Shower Room	2.67m (8'9") x 2.07m (6'9")

Gross internal floor area (m²) : 176m²

EPC Rating : E

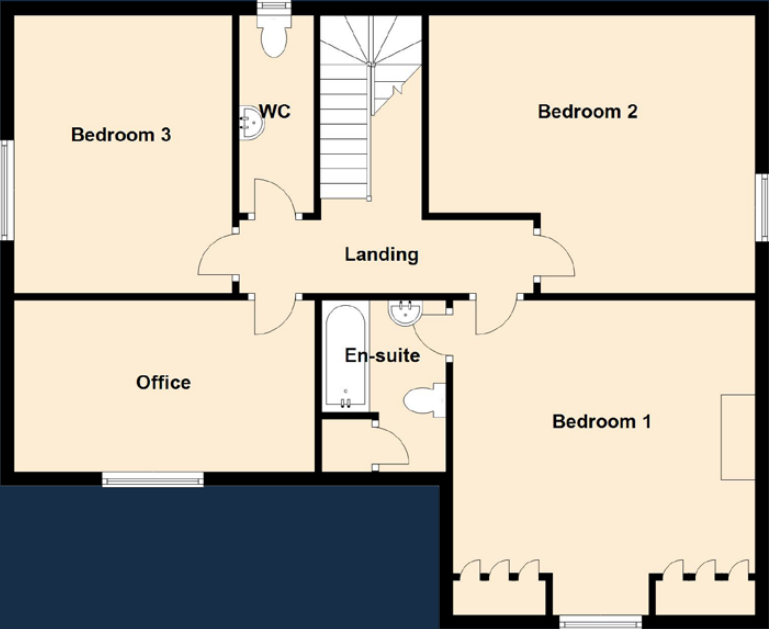
Extras (Included in the sale)

Carpets and floor coverings, light fixtures and fittings, curtains and blinds. Some furniture negotiable with the seller.

OSLO HOUSE GROUND FLOOR



OSLO HOUSE FIRST FLOOR



PROPERTY
SPECIFICATIONS

DIMENSIONS // FLOOR PLAN // LOCATION

COACH HOUSE

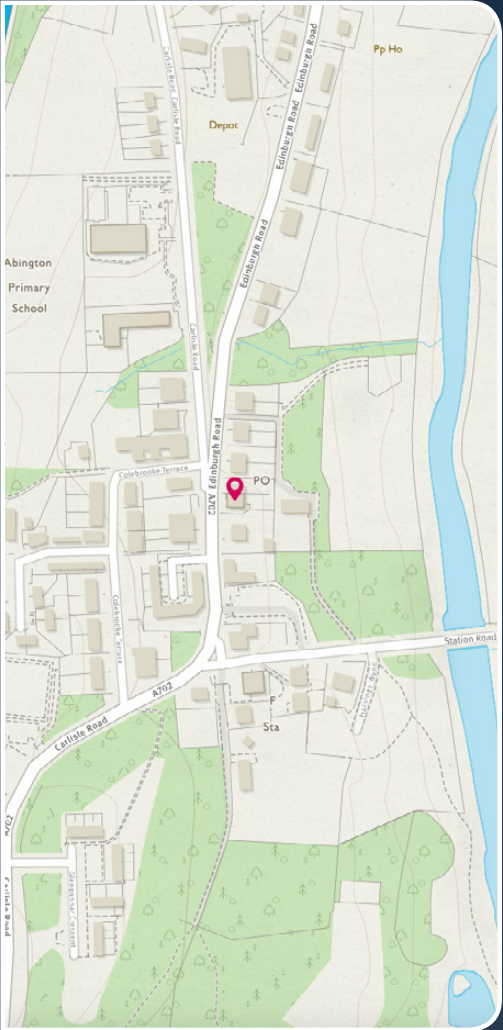


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