



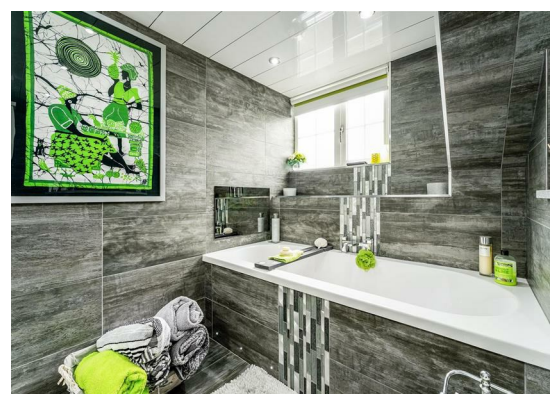
AB Properties



Newmill Cottage, 1 Hartwood Road
, Shotts, ML7 5DB

Offers over £449,995







A very impressive former traditional Farmhouse which has been extensively and sympathetically renovated, being modernised throughout, creating a traditional family home which is set in approximately three acres of land. The property enjoys a semi-rural setting accessed via a private road on the outskirts of the village of Hartwood.

Entry from the rear gives access to a sunroom / porch which leads to a welcoming entrance hallway with large storage cupboard. The ground floor comprises of a formal lounge with feature fireplace and dual aspect windows, flooding the room with natural light. There is a spacious family room, with stone surround fireplace and log burner, providing a practical focal point. Adjacent to the Family room is a magnificent kitchen incorporating an open plan sitting area, with French doors giving access to a decked patio which overlooks the surrounding countryside. The kitchen provides a breakfast bar for informal dining and is finished to a high specification, with fully integrated appliances including dishwasher, double fridge and double freezer, a mid-height microwave and oven and 'AGA' Range Cooker. Downstairs is complete by a stylish four-piece family bathroom with 'Mr & Mrs' sinks

The upper level offers a modern family bathroom with built in TV and three generously sized bedrooms. The master bedroom has the luxury of fitted storage and an ensuite shower room.

The property is heated via a solid fuel boiler which is connected to the radiators and double glazed windows are installed throughout.

Externally, there is an extensive lawn to the front of the property and to the rear there is an open aspect Porch, which houses a spa area with hot tub and comfortable seating area. Additionally, there is a large out door kitchen / dining / entertainment space, which the current owner has created a seating / barbeque / bar area and a substantial workshop.



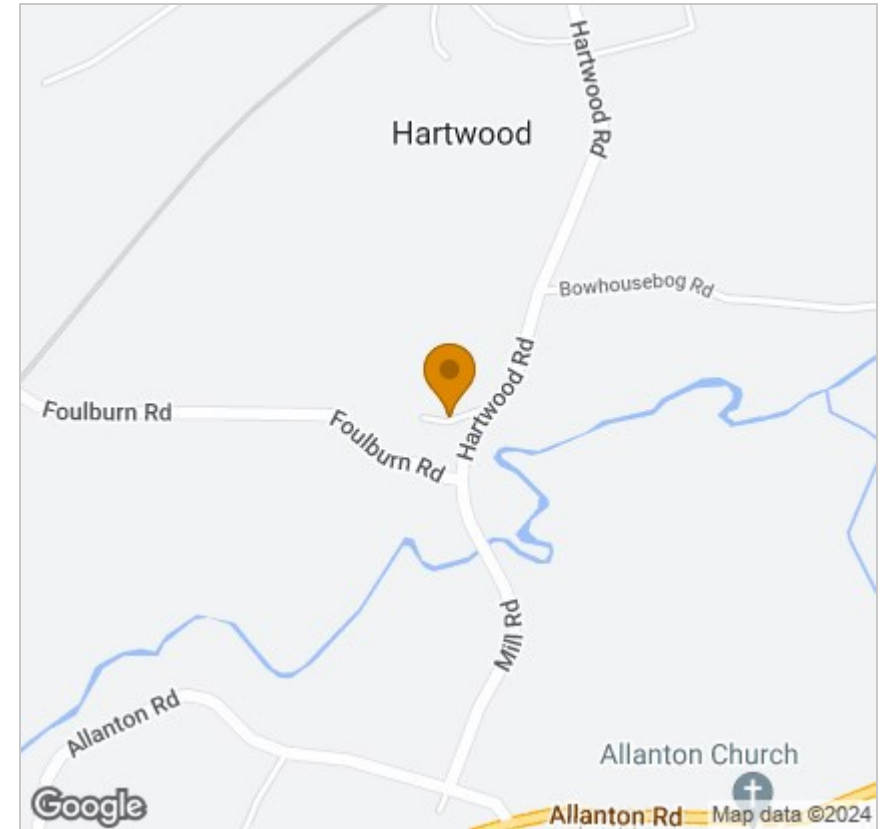


FLOOR 2

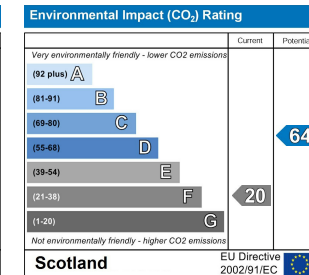
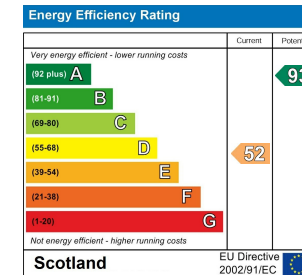


FLOOR 1

GROSS INTERNAL AREA
 FLOOR 1: 105 m², FLOOR 2: 62 m²
 EXCLUDED AREAS: DECK: 14 m², PORCH: 23 m², SCREENED PORCH: 8 m²,
 FIREPLACE: 0 m², LOW CEILING: 2 m²
 TOTAL: 167 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Graph



Viewing

Please contact our AB Properties Office on 01555 660077 if you wish to arrange a viewing appointment for this property or require further information.

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