



AB Properties



Brownlands Cottage  
Nemphlar, Lanark, ML11 9JD

Offers over £279,995







Browlands Cottage is a charming and beautifully renovated two-bedroom cottage set within approximately half an acre of grounds, surrounded by open countryside in the peaceful rural hamlet of Nempflar.

The accommodation is entered from the front through a welcoming vestibule into a central hallway which is currently utilised as a second sitting room, creating a flexible and inviting living space. To the right is a bright and spacious lounge with twin-aspect windows, allowing an abundance of natural light to flood the room while offering lovely views across the surrounding countryside. A log burning stove creates a warm focal point, adding character and charm to the space.

The contemporary kitchen is well appointed with ample storage and workspace and provides access to a rear vestibule. The kitchen is fitted with a dishwasher, fridge-freezer, oven, ceramic hob and extractor hood. Off the kitchen is a versatile second bedroom room which could also be utilised as additional living space, depending on the buyer's requirements.

Further accommodation includes a generously sized principal bedroom and a stylish four-piece family bathroom. The property also benefits from a floored attic, providing excellent additional storage.

Externally, the property sits within extensive garden grounds of approximately 0.5 acres, offering fantastic outdoor space and breathtaking open views over the surrounding countryside. The generous plot provides excellent privacy and a wonderful setting for those seeking a peaceful rural lifestyle. The property also benefits from a single garage, providing additional storage or parking.

The home further benefits from an air source heat pump, updated electrics, solar panels on the south-facing roof and double glazing, ensuring modern comfort and efficiency.



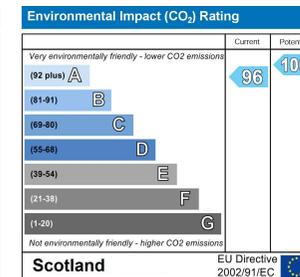
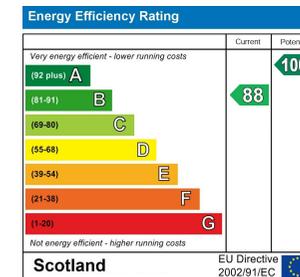


**TOTAL: 1102 sq. ft, 103 m2**  
 Ground floor: 890 sq. ft, 83 m2, 1st floor: 212 sq. ft, 20 m2  
 EXCLUDED AREAS: LOW CEILING: 194 sq. ft, 18 m2, WALLS: 121 sq. ft, 9 m2

Illustration For Identification Purposes Only - Measurements Are Approximate



## 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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