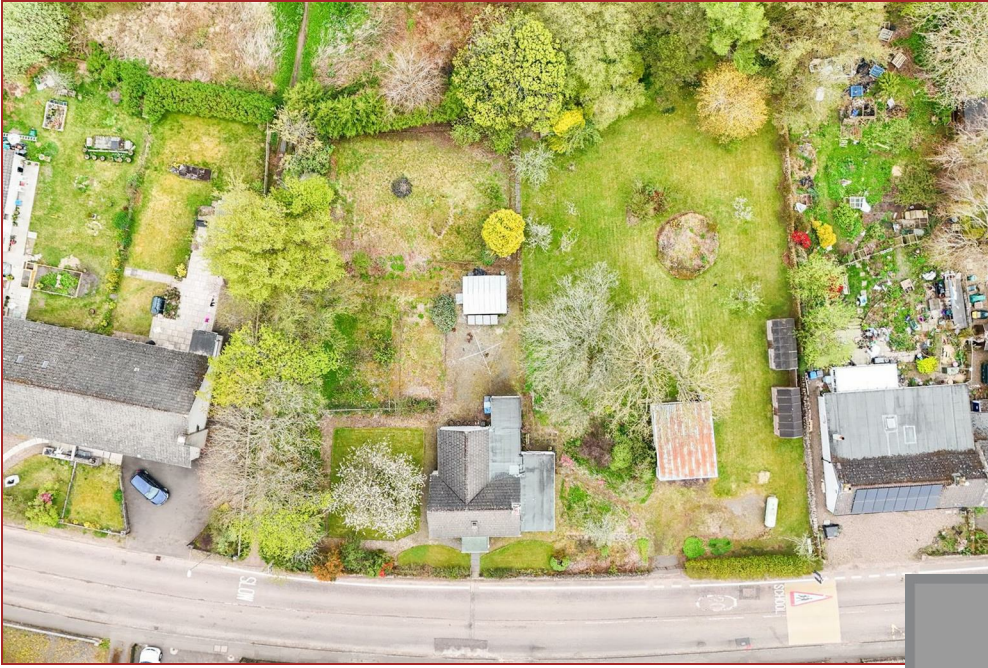




RESIDENCE

30 Carnwath Road, Braehead, ML11 8EY

www.residenceestateagents.co.uk



RESIDENCE



2 Bedrooms | 2 Public Rooms | 1 Bathrooms



Nestled within the picturesque village of Braehead, this charming two-bedroom detached cottage offers spacious and well-proportioned accommodation throughout. Presenting an exciting opportunity for buyers seeking a renovation project, the property boasts excellent potential to be transformed into a beautiful countryside home.

Enjoying stunning rural surroundings, the cottage occupies an expansive plot extending to approximately 0.6 acres, with breathtaking countryside views.

The property benefits from multiple access points, with the main front entrance opening into a welcoming vestibule that leads to a generously proportioned lounge, along with a spacious front-facing double bedroom. From the lounge, there is access to the remainder of the accommodation, including a family bathroom, an additional double bedroom, and an impressive summer room situated to the side of the property.

A separate side entrance provides direct access to the expansive summer room/kitchen area, offering flexible living arrangements and excellent potential for modernisation. The loft is accessed via a ladder and is partially floored, providing useful additional storage space.

To the rear of the property, there is a substantial boiler room/storage area.

Externally, the property continues to impress with a large detached double garage, three garden sheds, and extensive garden grounds featuring mature trees, established planting beds, and endless possibilities for landscaping or further development, subject to the necessary consents.

This is a rare opportunity to acquire a characterful cottage in a rural setting, ideal for those looking to create their dream home while enjoying generous outdoor space and idyllic countryside surroundings.



1130.21 sq ft | EER = G



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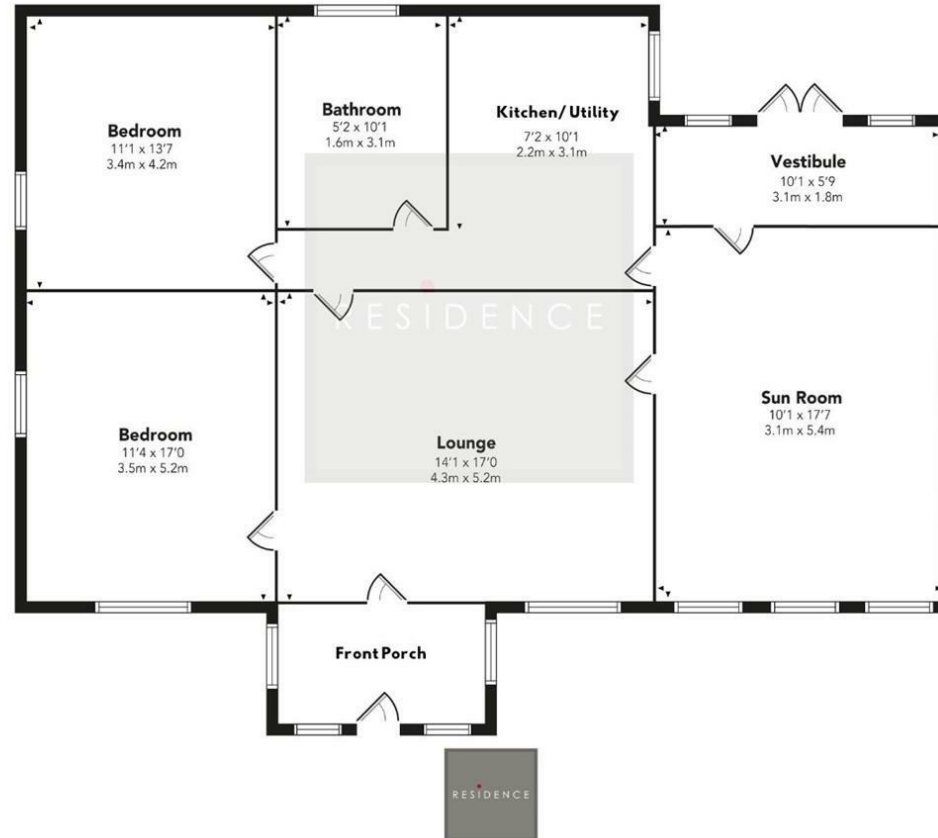


RESIDENCE



Viewing by appointment with Residence Lanark
T: 01555 467222 | E: | A: 68-70 High Street, Lanark, ML11 7ES

Carnwath Road



Floor Plan measurements are approximate and are for illustrative purposes only.
While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements.

Produced by Plush Plans Ltd

We believe these details to be accurate; however, they do not form any part of a contract. Fixtures and fittings are not included unless specified in the enclosed. Photographs are for general information and it must not be inferred that any item is included for sale with the property. All distances and measurements are approximate. Floorplans may not be to scale and are for illustration purposes only.