



ESTATE AGENTS

Plot Blackwood Estate, Lanark, ML11 0JG



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Property Reference RH0208



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Residence contact Chris Burt & Judith McGill | Viewing by appointment with **Residence Strathaven**

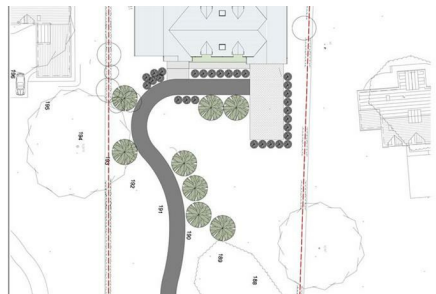
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We believe these details to be accurate however it is not guaranteed and they do not form any part of a contract. Fixtures and fittings are not included unless specified in the enclosed. Photographs are for general information and it must not be inferred 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.



The accommodation comprises a natural slate and glass entrance facade leading to an entrance hall, winter garden/conservatory, dining room, lounge, dining kitchen, utility room, rear hall/boot room and a 5th bedroom/guest suite with en-suite shower room. The upper floor centres around the galleried landing from which four principle bedrooms (all with en-suites) and an additional living room are accessed. The master bedroom contains a walk in dressing room. Integral to the house is a double car garage with home office/games room above.

The floor plan shall provide you with a detailed layout of this versatile and well laid out home, however we recommend viewing to appreciate the setting and views on offer

By Department Legend

- Bedroom
- Circulation
- Kitchen / Utility
- Living Room
- Room
- Store
- Toilet

Proposed 00 Floor Plan
1:100

Proposed Floor Area			
Name	Department	Area	Comments
Bedroom 02	Bedroom	12 m²	
Bedroom 03	Bedroom	13 m²	
Bedroom 04	Bedroom	14 m²	
Bedroom 05	Bedroom	16 m²	
Bedroom 06	Bedroom	17 m²	
Master Bedroom	Bedroom	18 m²	
Combin 01	Circulation	11 m²	
Combin 02	Circulation	3 m²	
Entrance Foyer	Circulation	34 m²	
Upper Landing 01	Circulation	19 m²	
Upper Landing 02	Circulation	40 m²	
Vest 01	Circulation	3 m²	
Vest 02	Circulation	8 m²	
Kitchen / Utility	Kitchen / Utility	34 m²	
Utility	Kitchen / Utility	12 m²	
Living Hall	Room	32 m²	
Living Space	Room	44 m²	
TV Room	Room	27 m²	
Cap 01	Store	1 m²	
Garage 01	Store	33 m²	
B 01	Store	1 m²	
B 02	Store	1 m²	
B 03	Store	1 m²	
B 04	Store	1 m²	
Wardrobe 01	Store	2 m²	
Wardrobe 02	Store	3 m²	
Wardrobe 03	Store	1 m²	
Wardrobe 04	Store	1 m²	
Wardrobe 05	Store	1 m²	
Bedroom	Store	8 m²	
En-suite & Dressing	Toilet	23 m²	
Jack & Jill	Toilet	8 m²	
Bathroom	Toilet	4 m²	
Grand Hall	Toilet	40 m²	



 ANGUS DESIGN ASSOCIATES LTD. 2nd Floor Plans Drawing No. A/D/004 1 (A2): 1 : 100 2'ft All dimensions and heights are to be checked and confirmed before work commences. (see table preference for scaled sizes)	Revision Date: 05/10/16 Rev A: 12th May 2016 (Client Rev) Floor plan layout revised as per client instruction.
	Angus Design Associates Ltd ARCHITECTURE + PROJECT MANAGEMENT + PLANNING

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