



RESIDENCE

Lawknowe Cottage , Strathaven, ML10 6SX

[www.residencestateagents.co.uk](http://www.residencestateagents.co.uk)



Viewing by appointment with Residence Strathaven

T: 01357 572222 | E: [strathaven@residencestateagents.co.uk](mailto:strathaven@residencestateagents.co.uk) | A: 3 Bridge Street, Strathaven, ML10 6AN





## 4 Bedrooms | 2 Public Rooms | 2 Bathrooms

Lawknowe Cottage is a charming detached family home, offering generously proportioned, well-designed interiors complemented by extensive and attractive garden grounds.

Accessed through the large well-appointed utility room at the side of the property, into the heart of the home: a spacious and light kitchen diner. The kitchen is well fitted with gorgeous bespoke solid wood worktops, the dining space has room for a family sized table. This area opens up to the garden via French doors and also provides access to the family bathroom, and a second downstairs bedroom or home office, making it both practical and versatile.

Adjacent to the dining area is the charming lounge, featuring two large windows that flood the space with light, while a feature fireplace adds warmth and character. From there we access a bright and inviting reception hallway leading to a generous double bedroom, enhanced by two picture windows that allow an abundance of natural light to flow through the room.

On the upper level, the cottage offers two well-proportioned bedrooms, including a generous principal bedroom featuring a charming bay window with views over the rear of the property and the surrounding countryside. Both bedrooms are conveniently served by a shower room, located centrally off the landing.

Externally, the property benefits from extensive, mature gardens that offer a high degree of privacy, providing an ideal setting for outdoor entertaining, gardening, or simply relaxing and enjoying the natural surroundings. A decked area, accessed directly from the kitchen/dining space via French doors, creates a seamless connection between indoor and outdoor living. To the left of the property, a private driveway offers generous off-street parking for multiple vehicles, ensuring the home is as practical as it is attractive. This home sits only 1 mile from Strathaven, so giving the best of both rural living and being close to all that is offered in the town.



1582.30 sq ft | EER = E

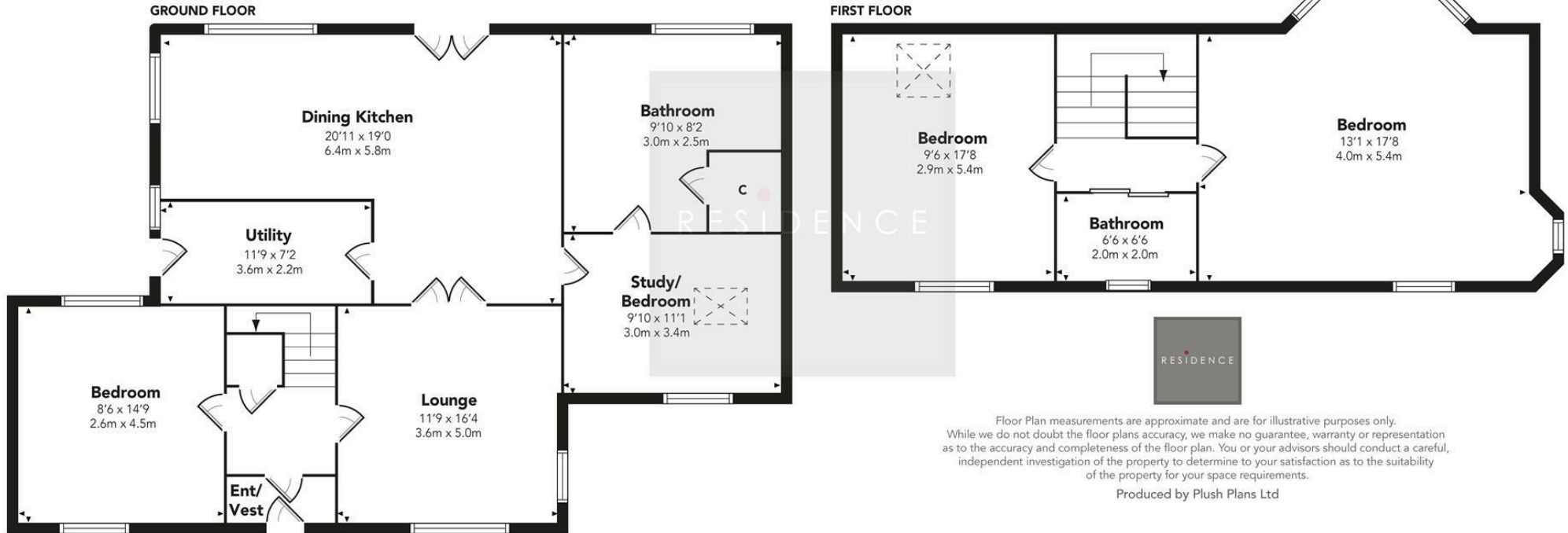


RESIDENCE





## Lawknowe Cottage



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.