



The LEADHILLS

Your Country Escape

4 Main Street,
Leadhills
ML12 6XR

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Tel: 07967603117

Offers Over £159,000





Description

Location

The rural village of Leadhills, lies approximately 50 miles south east of Glasgow and 24 miles south west of Lanark. Adjacent properties comprise a mixture of detached houses and cottages that are in excess of 120 years old.

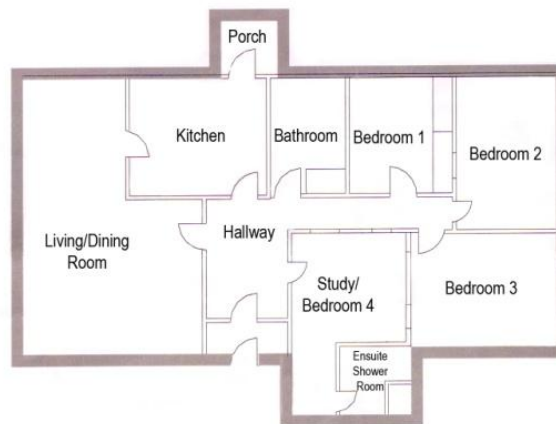
The property has recently undergone a full refurbishment incorporating a newly installed fitted kitchen with an integrated electric oven, hob and hood. A new white 3-piece bathroom and en-suite shower room have been installed. There is a new energy efficient boiler and the electrics have been renewed. A multi-fuelled stove has been installed. This property has been refurbished to an extremely high standard

Accommodation

The 'L' shaped entrance hall that gives access to all apartments. There is a wooden floor throughout. Open plan living/dining area with a large window to the front of the property and French doors to the rear of the property leading to the back garden and patio area. There is a wooden floor throughout. Newly fitted twin walled multi fuelled stove with black slate hearth. From the dining area there is a door leading to the kitchen, which has a newly fitted white high gloss wall and floor mounted units, and there is an integrated new electric oven, hob and hood. The Bathroom has a newly fitted white German (kohl) 3-piece bathroom suite with mixer showerhead taps. Porcelasona tiles throughout. Bedrooms 1 & 2 have double fitted built-in wardrobes, with outlook to the rear of the property. Bedroom 3 has built-in wardrobes with outlook is to the front of the property. The Study/bedroom 4 is a flexible room, which has a newly installed tiled en-suite shower room, wc and wash-hand basin. Access is off the main hallway.



Measurements



Living/Dining Room	7.20m x 4.82m (max)
Kitchen	3.80m x 3.04m
Porch	1.50m x 1.49m
Bathroom	3.02m x 1.97m (max)
Bedroom 1	3.02m x 2.30m
Bedroom 2	2.73m x 4.05m
Bedroom 3	3.00m x 3.78m
Bedroom 4/Study	



Directions

The Leadhills are approximately 50 miles south east of Glasgow and 24 miles south west of Lanark.

From the north leave the M74 at junction 13 and drive through Abington then turn right on the B797 to the Leadhills. As you enter the village and drive up the incline the bungalow is on the right, just opposite the village Primary school.

From the south leave the M74 at junction 14 and take the A702 to Thornhill. At Elvanfoot take the B7040 and on arrival at the Village turn left into Main Street; the bungalow is on the right, just opposite the village Primary school.

Alternatively from the A76 (New Cummnock/Thornhill Road) take the B797 to the Leadhills. As you drive through the village the bungalow is on the left, just opposite the village Primary school.

The Post Code for your Sat Nav is **ML12 6XR**

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Viewing by appointment only



Contact Details:

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The above particulars are believed to be correct but are supplied for information only and no reliance should be placed thereon. They are not deemed to form any contract or part of contract which may be entered into.

To view a video tour of the property go to:
http://www.youtube.com/watch?v=_cmFs1eW8Dg
or type - Sale Leadhills into the search facility

