

LENNOX, TORFOOT STEADINGS

DRUMCLOG, STRATHAVEN, SOUTH LANARKSHIRE



Galbraith



LENNOX, TORFOOT STEADINGS DRUMCLOG, STRATHAVEN, SOUTH LANARKSHIRE

A superb equestrian property with wonderful countryside views.

Strathaven 5.5 miles ■ East Kilbride 14 miles ■ Glasgow 31 miles

- Reception Room. 4 Bedrooms (master en suite). Kitchen. Bathroom. Utility. Shower Room
- Stables and riding area
- 6.12 acres grazing land
- Excellent views

About 6.86 acres (2.77 hectares)

Offers Over £400,000



Galbraith

Ayr
01292 268181
ayr@galbraithgroup.com

 **OnTheMarket**

Sitting Room



SITUATION

Lennox at Torfoot Steading is situated on the periphery of village of Drumclog and about 5.5 miles from the historic market town of Strathaven which offers a good range of local services including supermarket, leisure centre with swimming pool, coffee shops, deli, restaurants and boutique shopping. Strathaven is host to the only hot air balloon festival in Scotland. There is a very well regarded primary school (Gilmourton) 1.8 miles distant. Glasgow and Edinburgh Airports are 37 and 51 miles respectively. There are interesting walks available in the area including the Spectacle E'e waterfalls lying in the Avon Valley. There are a number of golf courses including the 18-hole course at Strathaven Golf Club (6.5 miles) and the racecourse at Hamilton provides regular fixtures. Excellent yachting facilities are available at the marinas at Ardrossan, Troon, Largs and Inverkip.

DESCRIPTION

Lennox is a delightful attached courtyard house, built over one and a half storeys with a cream render under a pitched tiled roof and provides comfortable family living. The courtyard is shared with four other houses. The house is well presented and comprises a welcoming hall with laminate flooring and double doors opening into the large living room with dual aspect windows and French doors to the decking. The dining kitchen is fitted with a range of floor and wall mounted cabinets, Belfast sink, integrated fridge freezer, dishwasher, electric oven and induction hob. The utility room is plumbed for a washing machine and tumble drier. There is one bedroom on the ground floor and a shower room.

Kitchen



Reception Hall



From the hall, stairs rise to a spacious landing which could be utilised as a home office space or sitting area, the master bedroom with en suite bathroom complete with shower cubicle, wash hand basin and w.c. There are two further bedrooms which share the family bathroom. There is plenty of cupboard space throughout.

ACCOMMODATION

Ground Floor: Kitchen, Living Room, Utility Room, Bedroom, Shower Room.

First Floor: 3 Bedrooms (master en suite). Bathroom.

GARDEN, GROUNDS AND EQUESTRIAN FACILITIES

Decking wraps around the rear of the property and provides an excellent entertaining space or peaceful area to enjoy the views. The rear garden is mainly laid to lawn and bounded by timber fencing. There is about 6.12 acres of grazing in total. Accessed from the garden or from the track marked A B C on the site plan. Further equestrian facilities include an all-weather riding area with rubber crumb surface, electric fence and floodlights.

Stables

American style barn housing 4 stables, a tack room and solarium.
(Water and light).

Garage

Brick built single garage with electric door.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Property	Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC
Lennox	Mains	Mains	Septic Tank	Freehold	Oil	Band E	C71

ACCESS

Lennox own 50% of the access track marked A B C on the site plan. The neighbouring property owns the other 50% and has access over this.

DIRECTIONS

From Strathaven head southwest toward Station Road, turn left onto Kirk Street/A71. Stay on the A71 travelling through Caldermill. On reaching Drumclog, turn left on to the B745 (signed for Muirkirk). Lennox is on the left hand side after 275m.

POST CODE

ML10 6QG

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: ///handyman.title.magnitude

SOLICITORS

Strefford Tullip
118A Cadzow Street
Hamilton
South Lanarkshire
ML3 6HP

LOCAL AUTHORITY

South Lanarkshire Council
Almada Street
Hamilton
ML3 0AA
Tel: 03031 231015







FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

VIEWINGS

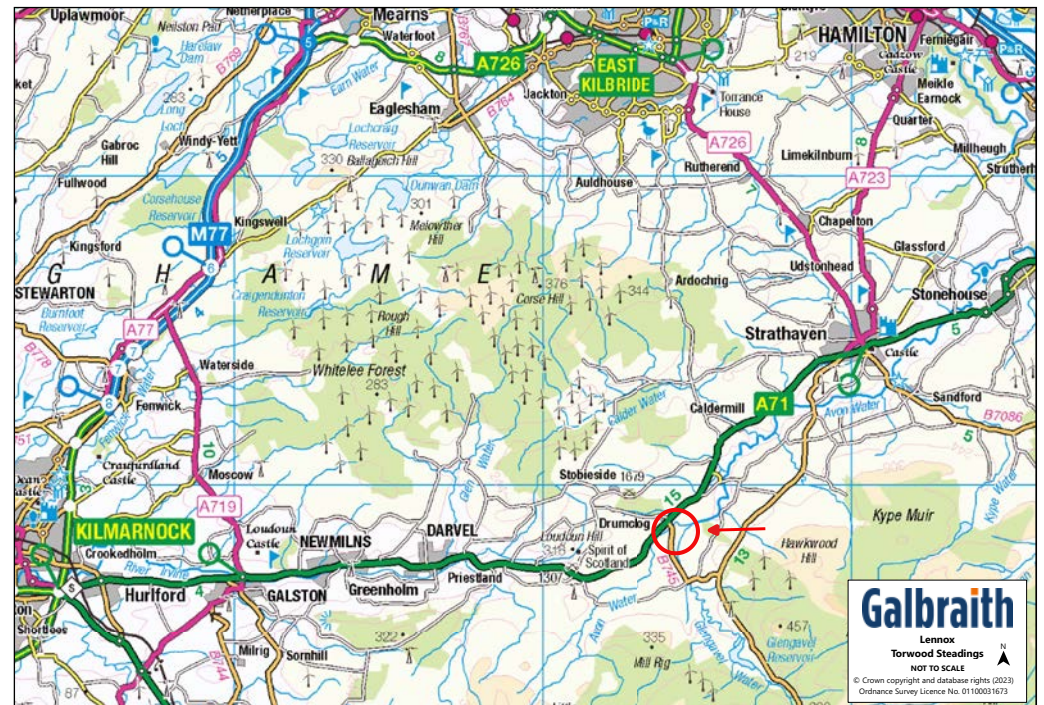
Strictly by appointment with the Selling Agents.

ANTI MONEY LAUNDERING (AML) REGULATIONS

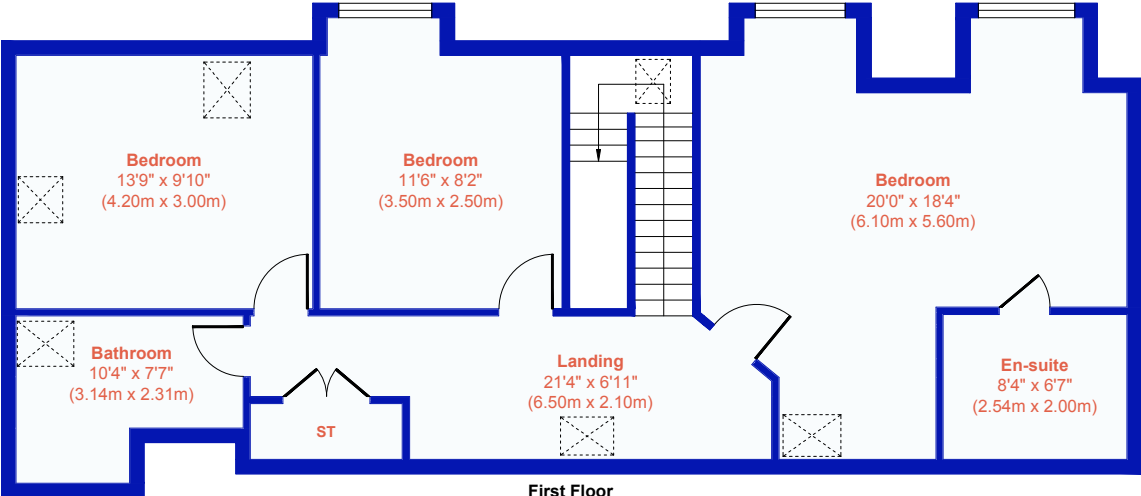
Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified

IMPORTANT NOTES

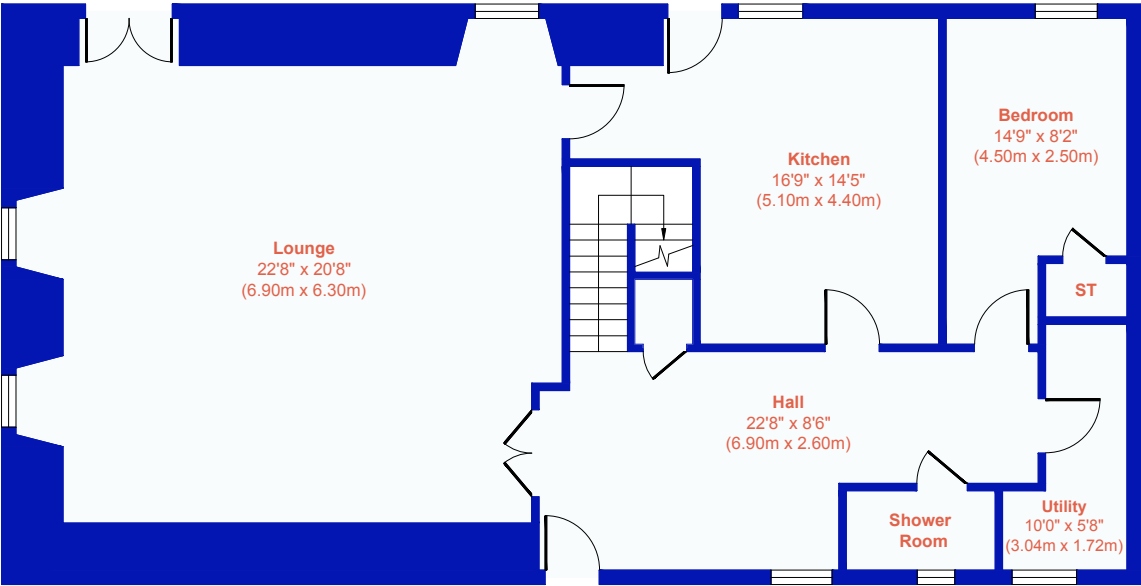
1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in December 2023.



Lennox, Torwood Steadings



First Floor
 Approximate Floor Area
 860 sq. ft
 (79.91 sq. m)



Ground Floor
 Approximate Floor Area
 1135 sq. ft
 (105.47 sq. m)

Approx. Gross Internal Floor Area 1995 sq. ft / 185.38 sq. m

Illustration for guidance only, measurements are approximate, not to scale.

Produced by Elements Property



Galbraith



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