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SPACIOUS FAMILY HOME
20 HALL ROAD, NEMPHLAR, LANARK ML11 9JE
OFFERS OVER £385,000

Viewing by appointment only telephone Solicitors 01555 751916 or 01555 661435

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Entrance Porch

10'8" x 3'6"

Entered from the side of the property by timber storm door with glazed panels to either side. This area has tiled floor and glazed doorway leading to the hallway.

Reception Hall

Immediately imposing reception area in U-formation, bright and warm with abundant use of natural timber finishings with doors off to the lounge, bedrooms one and two, family room, dining room, and bathroom, and stairway off to upper floor. Bright decorative theme with fitted carpeting throughout. Two built in cupboards provide excellent storage.

Bedroom One

13'8" x 13'5"

Spacious double bedroom to the front of the property with patio doors to the front elevation providing abundant natural light and taking advantage of the superb views over the adjoining countryside. Décor is in a light neutral theme with coving to ceiling and self-coloured fitted carpeting.

Lounge

20'3" (max) x 19'8"

Superb main apartment entered from the hall by either of two sets of twin timber framed and glazed doors. The brick fireplace area is a focal point here, and the wonderful views are seen to best advantage via the twin sets of patio doors to the front elevation which again provide plenty of natural light, augmented by further windows above, and roof-lights in the vaulted ceiling, this natural light benefiting also the gallery-lounge above. The light decorative theme continues with self-coloured fitted carpeting throughout.

Bedroom Two

19'7" x 13'4"

Again a large double bedroom to the front of the property, also having patio doors to the front elevation and enjoying the same aspects as the lounge and bedroom one. Light decorative theme again with self-coloured fitted carpeting.

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Bathroom**9'5" x 7'7"**

Good-sized family bathroom with obscure glazed side facing window and fitted with four piece coloured suite comprising pedestal wash-hand basin, WC, bidet and corner bath. Partial tiling around bath and wash-hand basin and décor in warm tones with fitted carpeting.

Family Room**17'7" x 13'1"**

A nicely proportioned apartment to the side of the property with patio doors leading out to a paved area and the side garden. This apartment can be entered from either the hall or the kitchen. Décor is in a light neutral; theme, with self-coloured fitted carpeting throughout.

Kitchen**15'11" x 13'3"**

Bright, modern breakfasting kitchen exhibiting a comprehensive range of floor and wall mounted cupboards/display units. The extensive worktop areas set in U-formation with breakfast bar/servery, feature attractive tiling to splash-back areas and incorporate stainless steel sink and drainer with mixer tap and gas hob with hood over. Separate units house a double oven, microwave oven, and an integral dishwasher and fridge. Plenty of natural light is provided by the extensive side-facing windows, with artificial illumination by multiple-spot fittings. Light contemporary décor with tiled floor. Doors off to the utility room, dining room, and garage.

Utility Room**13'1" (max) reducing to 7'11" x 7'7"**

An excellent facility with door to the side elevation leading out to the garden, and fitted with base and wall units with coloured sink and drainer with mixer tap. Ample space for laundry appliances etc. and the decorative theme is continued from the kitchen, with tiled floor also. Door leads to WC.

WC**4'9" x 3'5"**

Ideal 'gardeners loo', smartly fitted with two piece suite in white comprising corner wash-hand basin and WC. Tiled to ceiling height all round and to the floor also.

Dining Room**16' x 12'**

Entered from the kitchen and from the hall this large apartment is ideal for formal dining and has wide serving hatch to the kitchen. A window to the side overlooks the garden, and a large built-in cupboard provides good storage. Warm decorative theme with fitted carpeting.

Upper Floor

Straight stair from the reception hall leads to the extremely spacious upper landing which gives access to the additional four double bedrooms, the study/work area, gallery lounge and second bathroom. A large window in the gable provides plenty of natural light and the decorative theme is neutral with fitted carpeting throughout.

Bedroom Three**13'8" x 13'4"**

This double bedroom is situated above bedroom one, and has patio doors to the front elevation, leading onto a balcony and again taking advantage of the views. Light neutral décor with self-coloured fitted carpeting.

Balcony Lounge**19'7" x 11'2" (max)**

A mezzanine-style apartment overlooking the main lounge and again with brick fireplace. There is borrowed light via the landing by way of glass panels to one side of the fireplace, and this area also benefits from the abundance of natural light to the lounge via the patio doors and the roof lights serving that apartment.

Bedroom Four (master)**19'7" x 13'5"**

A larger double bedroom with patio doors to the front elevation once more, with balcony. Light decorative theme with self-coloured fitted carpeting. Doors off to en-suite shower room and dressing room.

En-Suite Shower Room**9'3" (max) x 7'7"**

A most attractive en-suite facility with three piece suite comprising wash-hand basin inset to dresser top, WC, shower. Tiled to ceiling height all round with natural light via two Velux windows and artificial illumination by multiple wall-mounted and ceiling lights.

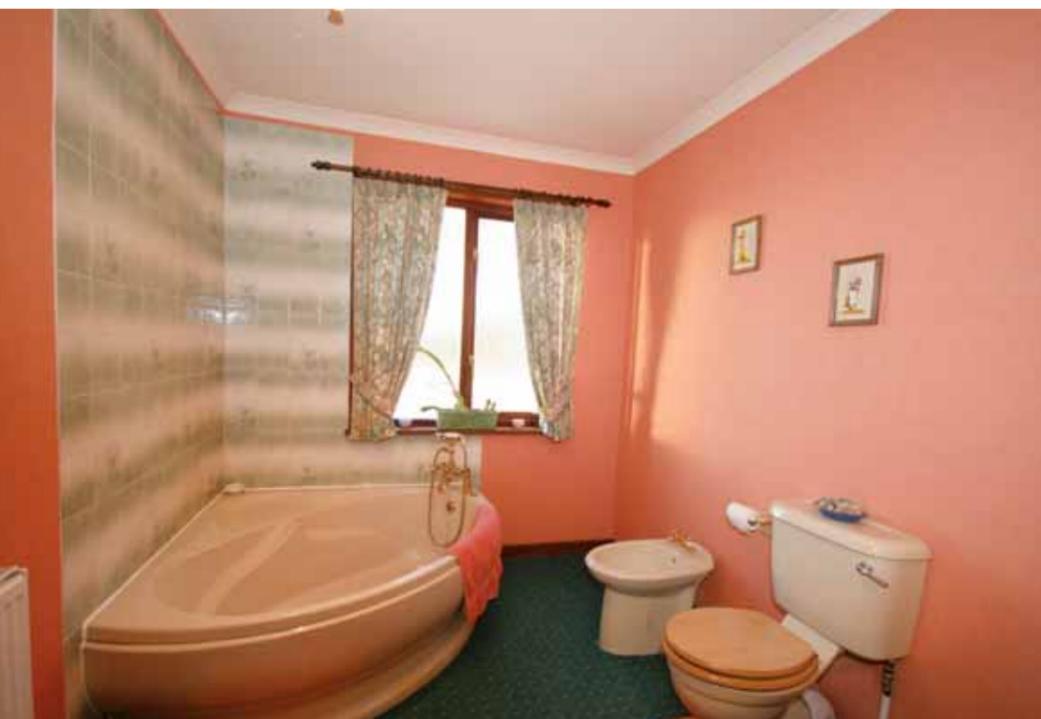
Dressing Room**7'11" x 7'4"**

Spacious walk-in wardrobe area/dressing room providing abundant hanging space.

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An exceedingly spacious family home enjoying an elevated position with superb views in the Hamlet of Nemphlar, a short distance from the market town of Lanark. The generous accommodation on offer comprises: Entrance Porch, Reception Hall, Lounge, Dining Room, Family Room, Gallery Lounge, Study Area, Six Double Bedrooms (Master en-suite and dressing room), Two Bathroom, Breakfasting Kitchen, Utility Room, Oil Central Heating, Double Glazing, Gardens, Double Garage.

Study/Work Area

On open-plan with the main landing, this useful utility area features fitted worktop with storage below, ideal for study or hobbies, with plenty of natural light via two large Velux windows. From here there are doors off to bedrooms five and six, bathroom two and a spacious storage cupboard.

Bedroom Five

14'5" x 12'7"

Double bedroom situated to the side of the house with side facing window again enjoying attractive views. Light neutral décor with fitted carpeting.

Bedroom Six

13'5" x 12'9"

Again with window to the side elevation and enjoying the same views as bedroom five. Light contemporary décor and fitted carpeting.

Bathroom

8'10" x 8'7"

Situated adjacent to bedroom six, this bathroom has three piece suite comprising pedestal wash-hand basin, WC and bath. Window to the gable.

Externally

From the roadside, this large corner plot is entered onto an extensive gravelled driveway and parking area giving access to the attached double garage. Paved path leads to the main door to the side of the property which is otherwise almost entirely surrounded by lawn with some specimen plantings, and paved patio areas outside the lounge and family room.

While the foregoing particulars are believed to be correct they are not guaranteed, they are for information only and do not form part of any contract. All sizes are approximate. Heating and other systems/equipment have not been tested. Photographs taken with a wide angle lens.



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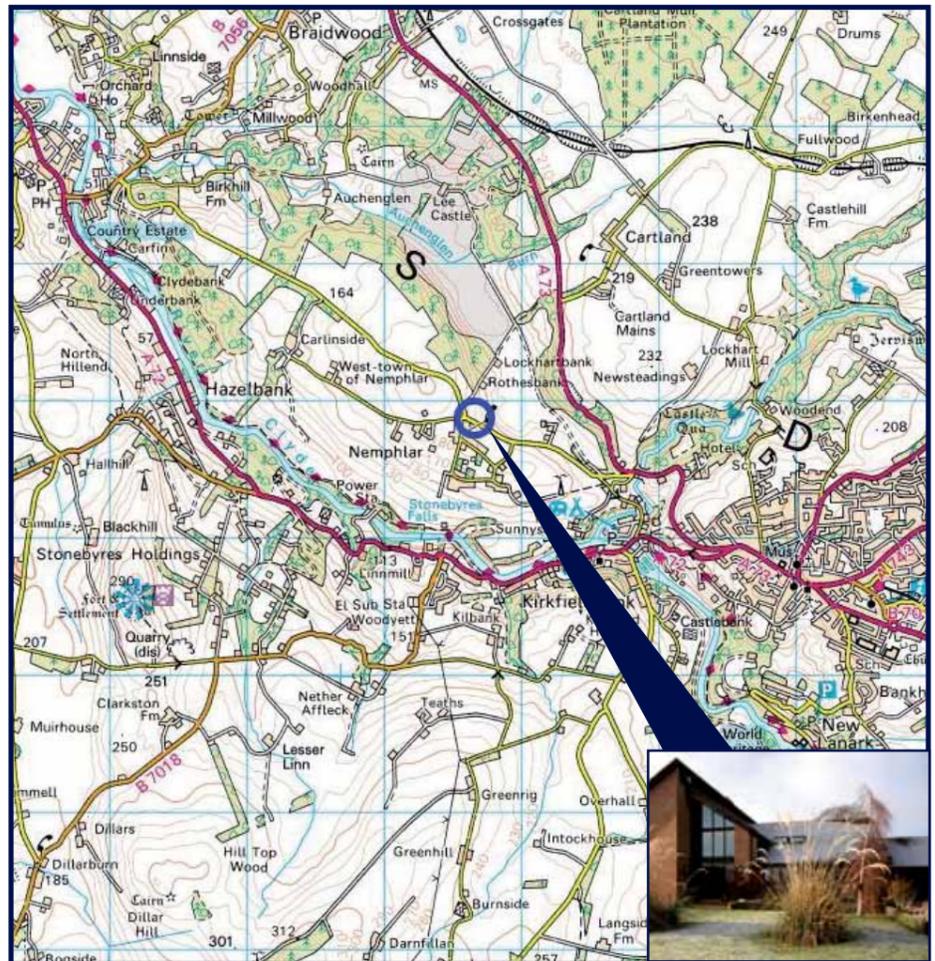
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