



South Lodge, Auchlochan, New Trows Road, Lesmahagow
Offers Over £324,000 (EPC - C)

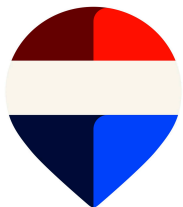
South Lodge, Auchlochan, New Trows Road

Lesmahagow, Lanark

Set on the edge of the Auchlochan Garden Village, South Lodge is a charming and deceptively spacious, three bedroom, detached bungalow close to the town of Lesmahagow. The property occupies a generous plot with stunning views over the surrounding parkland and within walking distance of Holland Bush Golf Club.

The property is entered from the front through an entrance vestibule with built-in storage into a spacious and welcoming entrance hallway which leads to the homes principal accommodation. The lounge is generous in size with a large bay window to the front and smaller window to the side providing the room with excellent natural light. The kitchen is also well-proportioned with a good range of base and wall-mounted storage, integrated electric oven, hob, dishwasher, fridge and freezer. Off the kitchen is a conservatory which offers views over the rear garden. The shower room has a suite comprising, W.C, wash hand basin and separate shower cubicle with mixer shower. The accommodation is completed by a utility room and three generously pro-portioned bedrooms with an en-suite shower room off the main bedroom. One of the bedrooms is currently utilised as a dining room. Additional benefits to the property are the large integral garage with electric door and massive floored attic space which covers the entire property providing scope for possible future development subject to the appropriate building consents.

Externally there are spacious gardens wrapping around the property predominantly laid to lawn with seating areas split between paving and timber decking. A driveway gives access to an area laid to monobloc which provides ample off-street parking and gives access to the garage.







Floor 0



Floor 1



Approximate total area⁽¹⁾

198.3 m²

2133 ft²

Reduced headroom

23 m²

247 ft²

(1) Excluding balconies and terraces

Reduced headroom

----- Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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