



GEBBIE & WILSON
SOLICITORS & ESTATE AGENTS

Plot of Land (The Orchard)

East Overton House, Strathaven ML10 6SZ

Fixed Price £175,000

Former Walled Garden East Overton House

Imagine living in your dream home in a beautiful location. Look no further - here at Gebbie & Wilson we are marketing a superb fully serviced building plot which extends to approximately 996.45 sq meters which equates to 0.25 acres.

The plot enjoys the benefit of detailed planning permission for a detached property extending to 3,293 sq ft or thereby with the accommodation formed over two levels; on the ground floor is a fabulous dining kitchen/family room, utility room, shower room, large lounge and a further public room.

On the upper level are four double bedrooms all having the bonus of an en-suite, master with dressing room.

Plans are available to view at the offices of Gebbie & Wilson by appointment.

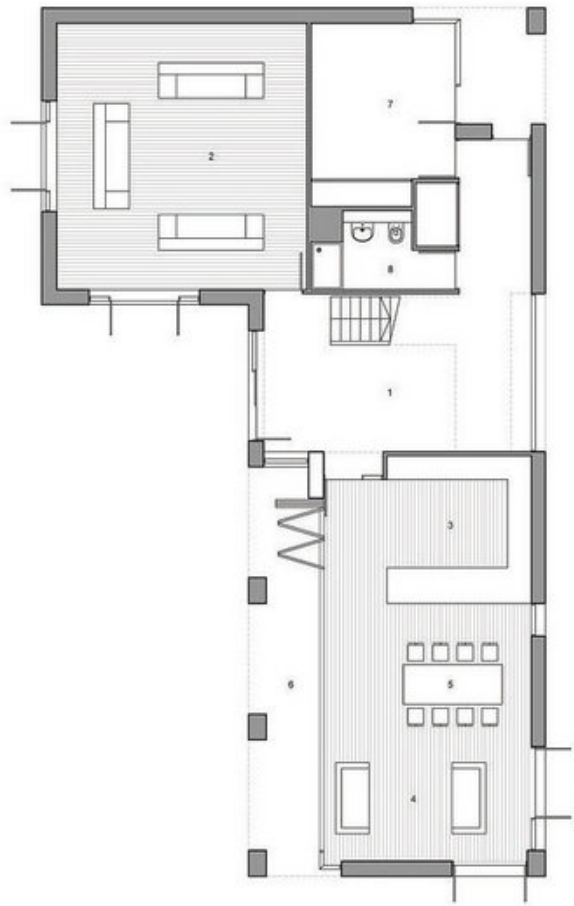
Strathaven is a charming market town, with a picturesque village square, with boutique shops and cafés. Excellent schooling is available at primary and secondary levels, together with leisure facilities, while East Kilbride and Hamilton are a few miles distant and offer comprehensive shopping and leisure pursuits. The M74 offers direct links to Glasgow and onto the Edinburgh-bound M8.

Please Note:

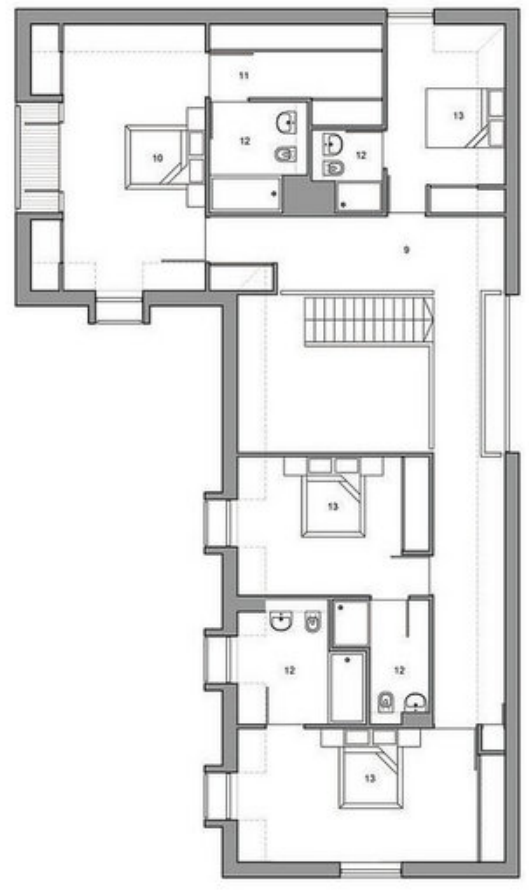
The principal pedestrian and vehicular access to this property is by an access track from Hamilton Road, Strathaven. Although the current owners have exercised said access to East Overton House for more than 25 years and have a prescriptive right so to do, and have resurfaced same with the owners' consent, **NO FORMAL** right of access exists nor can one be obtained in the foreseeable future.

The current owners of East Overton House are however willing to sign Affidavits to the effect that they have exercised pedestrian and vehicular access over said track for the aforementioned period "openly, peaceably and without judicial interruption", but are not in a position to provide anything further. Prospective purchasers will require to satisfy themselves on the question of access prior to purchase.



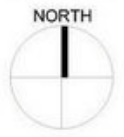


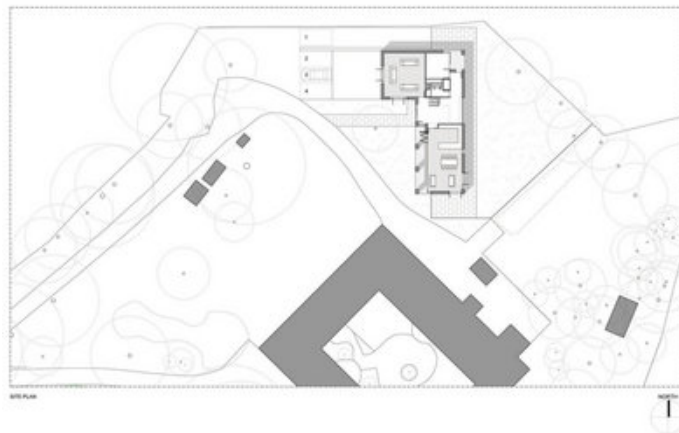
GROUND FLOOR PLAN



FIRST FLOOR PLAN

- LEGEND
- | | |
|-------------------------|---------------------------|
| 1. Entrance/Dining Hall | 8. Accessible Shower Room |
| 2. Formal Lounge | 9. First Floor Hall |
| 3. Kitchen | 10. Master Bedroom |
| 4. Family Sitting Room | 11. Dressing |
| 5. Family Dining | 12. En Suite |
| 6. Loggia | 13. Bedroom |
| 7. Bedroom/Workroom | |





Travel Directions

Travelling from the offices of Gebbie & Wilson Solicitors, exit the Common Green at the traffic lights onto Green Street, turn right at the next set of traffic lights onto Commercial Road. Proceed along turning left onto Hamilton Road. Proceed along for approximately 500 yards and turn right onto the second private tarmac road. Proceed along over the bridge which opens onto East Overton House grounds bear left to 'The Orchard'.



To see our interactive floorplan, please visit www.gspc.co.uk/property/240809

Viewing: Please contact Gebbie & Wilson on **01357 520082** or Evenings & Weekends **0141 572 4369**

DISCLAIMER: Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract of offer, nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital/ sonic-measuring device and are taken to the widest point. We have not tested the electricity, gas or water services or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. If there is any part of this that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.

