



Llynallan Road, Harthill, Shotts, North Lanarkshire, ML7 5TW



Llynallan House

Circa 2900 sqf

£10,000 UNDER HOME REPORT VALUE

MOTIVATED SELLER

Janice Bennie and RE/MAX property are delighted to bring to the market this exceptional family home in a central location with all the convenience you need. Llynallan House is a stunning four-bedroom detached property nestled in the outskirts of the charming village of Harthill.

This immaculate home offers a harmonious blend of modern living and easy access to essential amenities, making it an ideal choice for families and commuters alike. Completed in 2014, this self-build property exudes sophistication and functionality. The open plan living, dining, and kitchen area is a standout feature, perfect for today's discerning buyer seeking versatile living arrangements. Gorgeous hardwood flooring adds an elegant touch throughout, complementing the stylish black high gloss kitchen. Equipped with integrated appliances and a convenient breakfast bar, this kitchen will undoubtedly become the heart of your home.

Additional storage and laundry space are thoughtfully provided in the utility room. This property offers flexibility to accommodate your family's needs. A ground floor double bedroom with an adjacent shower room is ideal for accommodating live-in elderly relatives or independent teenagers seeking their own space.

Upstairs, the remaining three generously proportioned bedrooms await, with the master bedroom spanning from front to rear. The convenience of an en suite shower room lies off the main bedroom, while a family bathroom with a three-piece suite is accessible from the upper landing. Llynallan House is designed with sustainability in mind.

The property features an electric wet heating system, ensuring efficient warmth throughout. Solar panels on the south-facing rear roof projection provide an eco-friendly energy source, reducing your carbon footprint. This property is located on the outskirts of the village of Harthill which caters to your everyday needs, with independent shops, a supermarket, and a chemist just a stone's throw away. Primary schooling is conveniently accessible, and secondary schools are within reach in neighbouring towns. Easy access to Edinburgh and Glasgow is facilitated by the nearby junction 5 of the M8 motorway and the Armadale and Shotts rail stations. A park and ride bus service offers further transportation links to surrounding areas.



Council Tax Band :- E Tenure :- Freehold No Factor Fee



Entrance Hallway - 6' 9" x 21' 7" (2.05m x 6.57m)

Offering an impressive introduction, the entrance hallway has been finished in chic tones with classic hardwood flooring which immediately intimates the elegance and scale of the home on offer. Entering via a white UPVC doorway with feature glass side panels into the impeccably presented hallway. The entrance hallway gives access to the lounge, kitchen/breakfasting area, Bedroom 2, and downstairs shower room, and large storage cupboard, with a sweeping, carpeted staircase leading to the upper level. The area has centre lights, smoke detector and wall mounted radiator.

Lounge - 13' 3" x 16' 2" (4.05m x 4.93m)

Accessed through a modern, wooden, glass panel door, this room is situated at the front of the property. The impressive lounge boasts a large window which allows an abundance of natural light to flood the room which faces onto the front aspect with views over the surrounding area. The room provides plenty of space for comfortable seating arrangements and offers an attractive area to relax in. It is set in a neutral décor and is finished with hardwood flooring, a centre light and ample power points. This area flows through to the dining area and the kitchen/breakfasting area.

Dining Area - 13' 5" x 11' 0" (4.1m x 3.35m)

Another fantastic space with French Doors leading out to the decked area of the South facing rear garden. The dining room is the best spot for those large family gatherings and entertaining! It has been stylishly decorated with a feature wall and hardwood flooring and leads directly to the open plan Lounge and Kitchen/Breakfasting Area.

Kitchen/Breakfasting Area - 15' 0" x 12' 1" (4.57m x 3.69m)

The exceptionally well-appointed, black, high gloss kitchen comes with an outstanding selection of wall and base units, under unit spotlighting, neatly integrated with an impressive range of appliances including induction hob, modern extractor with a complimenting electric oven and microwave. With the same hardwood flooring flowing through from the entrance hallway and also the dining area, - this is a very impressive, grand room. The kitchen leads on to the utility area.

Utility Room - 5' 7" x 12' 2" (1.71m x 3.7m)

The utility room leads through from the kitchen/breakfasting area and also provides access to the rear garden through a white UPVC, half glass panel door. With premium finishes and clever design, it offers ample storage, including black high gloss cabinetry to match that in the kitchen. There is plentiful space for a washer/dryer, making daily tasks convenient. The room is finished with a centre light, ample power points and a wall mounted radiator.

Bedroom 2 - 13' 4" x 15' 1" (4.06m x 4.59m)

The second bedroom is on the ground floor and overlooks the front garden and is a sizeable double room, with ample space for freestanding furniture and has been decorated stylishly and is complimented with hardwood flooring. There is a central light fitting, ample power points, and a wall mounted radiator.

Downstairs Shower Room - 11' 3" x 4' 9" (3.44m x 1.44m)

This spacious shower room has a three-piece suite comprising large walk in shower with glass screen and modern tiling. The wash hand basin set on a white vanity unit with separate push button W.C. with complementing wood effect laminate flooring. There is an opaque window to the front of the property. The room is served by Downlights and a chrome towel radiator.

Upstairs Hallway - 8' 4" x 7' 11" (2.55m x 2.41m)

Rise the carpeted stairs to the spacious upper landing where there is access to all bedrooms, family bathroom and loft space. Lighting is provided by a central light fitting, and wall mounted radiator.

Master Bedroom - 24' 6" x 11' 9" (7.47m x 3.57m)

Step into the luxurious master bedroom, a true sanctuary of opulence and comfort. With an impressive expanse of around 290 square feet, this room exudes a sense of grandeur, providing ample space for relaxation and rejuvenation. The neutral tones create a tranquil ambience that immediately puts the mind at ease. Underfoot, the wood effect laminate flooring invites you to walk barefoot and indulge in its comfort. One of the room's most alluring features is the breathtaking view that greets you through the expansive, front facing window. This exceptional space is more than just a room; it is a refuge where you can escape the outside world and immerse yourself in an oasis of comfort and indulgence. The En Suite is accessed from here.

En Suite Shower Room - 8' 9" x 4' 10" (2.67m x 1.47m)

Step into the en-suite shower room, a stylish and intimate space designed for convenience and relaxation. Tasteful tiles adorn the walls within the shower enclosure, complemented by soft, gentle lighting that creates a warm and inviting ambience. The centrepiece is a sleek and contemporary shower, promising a rejuvenating experience. A chic vanity unit housing the wash hand basin is complimented and providing discreet storage with a push button W.C. to finish this room off. There is wood effect laminate flooring, a Velux window to the front aspect and Downlights for additional lighting.

Bedroom 3 - 13' 4" x 12' 8" (4.055m x 3.85m)

This double room has been decorated in neutral tones with a large Velux window to the front aspect of the property. There is ample space for various furniture formations and the room is served with a number of, power points, central lighting and carpeted flooring.

Bedroom 4 - 13' 5" x 11' 7" (4.1m x 3.54m)

Bright and spacious double bedroom with carpeted flooring and modern, neutral décor. There is a window overlook the rear aspect which provides copious amounts of natural light. There is carpeted flooring, wall mounted radiator and a centre light.

Family Bathroom - 6' 1" x 8' 5" (1.85m x 2.56m)

Fresh and modern room with a Velux window to the rear of the property. Feature tiled walls with complimenting wood effect laminate flooring. The bathroom comes complete with white vanity unit housing the back to wall, push button WC and wash hand basin. There is downlight and a heated chrome towel rail to complete this room.

Front Garden

This is where modern luxury meets convenience. The sleek monobloc driveway which can accommodate several vehicles, and absence of lawn upkeep make life easier. With thoughtful design and elegant touches, this haven exudes sophistication. Embrace low maintenance living without sacrificing style. The front door is approached by a set of staggered steps, adding a unique and eye-catching feature to the entryway and the inside that follows.

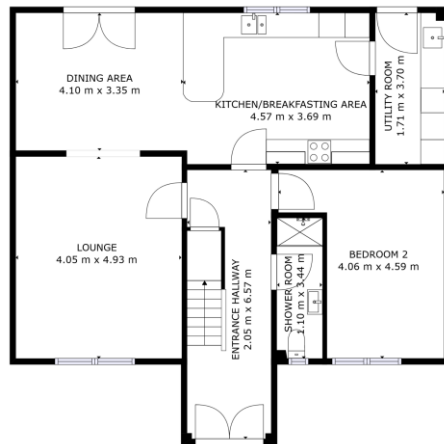
Rear Garden

This South-facing low maintenance rear garden is a tranquil oasis designed for effortless enjoyment where you can savour outdoor living without the fuss of constant upkeep. The highlight of this haven is the inviting decked area, seamlessly blending into the astro turf landscape, perfect for relaxation or gatherings with loved ones. Bask in the warm sunlight throughout the day, thanks to the South-facing orientation, creating a cheerful and vibrant atmosphere.



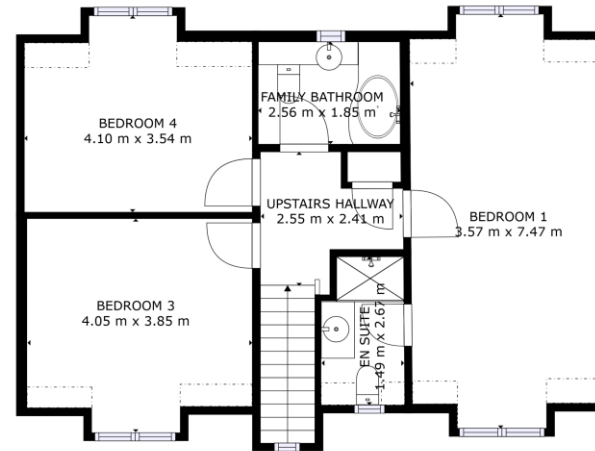


"Nobody in the world sells more property than RE/MAX"



GROSS INTERNAL AREA
FLOOR 1: 93 m²; FLOOR 2: 48 m²
EXCLUDED AREAS - REDUCED HEADROOM BELOW 1.9M: 5 m²
TOTAL: 146 m²
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

FLOOR 1



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FLOOR 2



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Scotland	EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
Scotland	EU Directive 2002/91/EC	



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