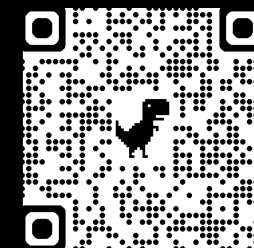


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Lanark

Cleghorn Road  
ML11 7QR

Council Band G

## 3 BEDROOM DETACHED VILLA

Sought After Location | Lounge | Dining Room | Kitchen | Study | Driveway | Front, Rear and  
Side Gardens | GCH / Double Glazing | EPC - E



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# ‘Spinningdale’ Cleghorn Road, Lanark, ML11 7QR

Substantial traditional three bedroom, three public room, detached villa situated in the market town of Lanark, close to all amenities and transport links. This property offers potential buyers a spacious family home with accommodation over two levels comprising of; entrance hallway, living room, conservatory, study, kitchen, dining room, utility room, three bedrooms, box room, WC and bathroom. Further benefits include; driveway for several vehicles, spacious gardens, gas central heating and double glazing. EPC – E

The property is entered from the front into a welcoming entrance hallway via the vestibule. The hallway provides access to the living room, dining room, kitchen, WC and staircase to the upper accommodation.

The spacious lounge is located to the front of the property with a large bay window providing an abundance of natural light.

The generously proportioned traditional dining room has a front facing bay window providing natural light.

The conservatory is accessed through a door to the front of the dining room and is located at the side of the property. An external door leads to the rear garden.

The convenient downstairs WC is accessed from the hallway. It has a side facing obscure glazed window and consists of WC and wash hand basin and offers additional built in storage.

The kitchen has an excellent selection of base and wall mounted units, integrated oven, multi ring hob, extractor fan and space for a dining table. The utility room is entered through a door to the side.

The utility room provides space for a washing machine, tumble dryer, fridge and freezer. The central heating boiler is located here.

The study, which was the former coach house, is located to the back of the utility room and provides further storage space and an office workspace.

The staircase from the main hallway offers access to the upper landing and further accommodation consisting of; three double bedrooms, bathroom and a box room which provides access to the loft space.

The family bathroom has been fitted with a three piece suite comprising of WC, bath, corner shower cubicle and wash hand basin. An obscured glazed side facing window provides natural light.

The master bedroom is a large front facing double with twin windows to the front and side providing plentiful natural light with exposed varnished floorboards and decorative coving to ceiling.

Bedroom two is a large rear facing double with exposed varnished floorboards and decorative coving to ceiling.

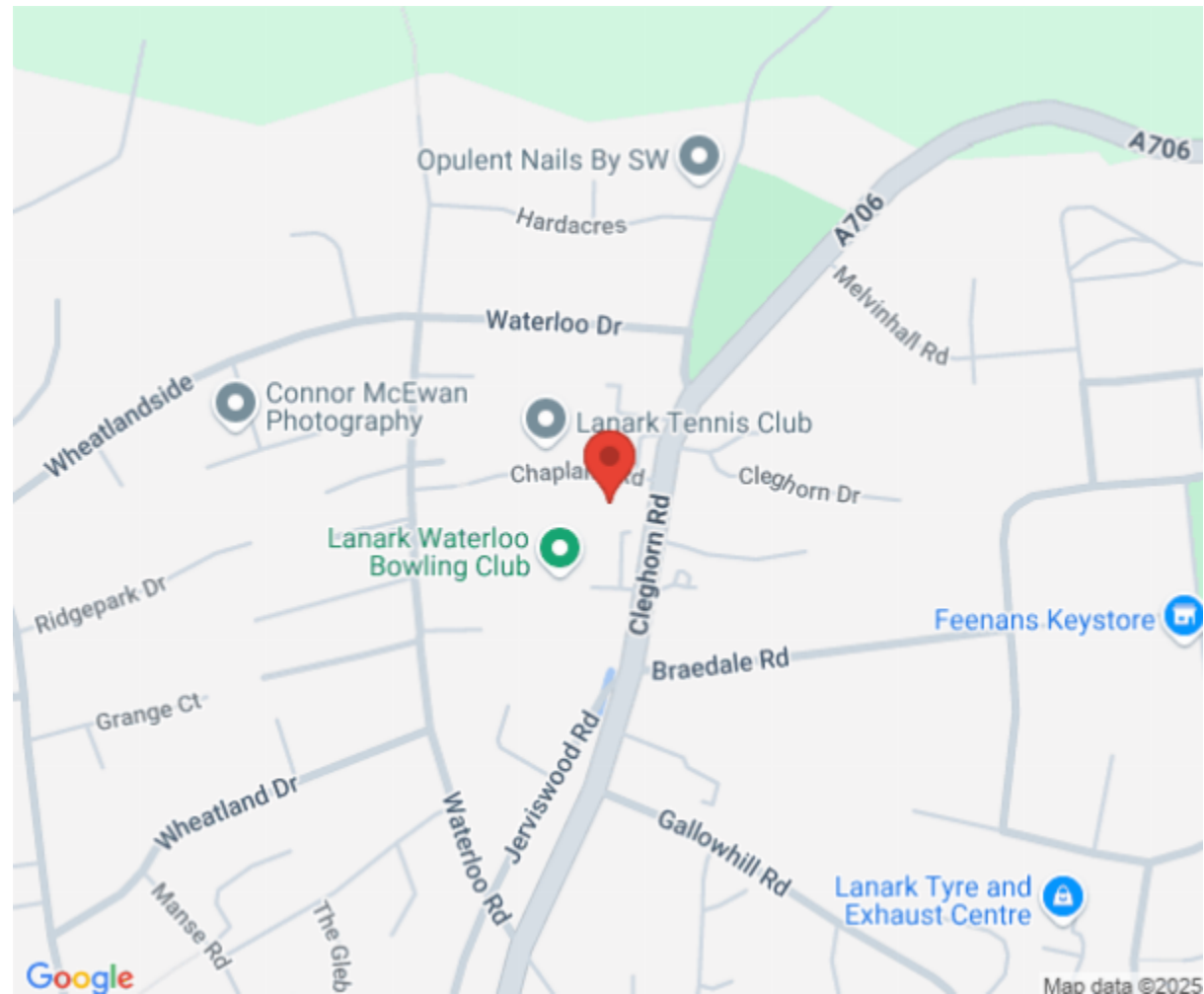
Bedroom three is another well-proportioned front facing with twin windows to the front and side with a cream carpet and decorative coving to ceiling.

There is also a front facing box room which has a staircase providing access to the loft space, this room would make an ideal study or fourth bedroom.

Externally to the front of the property has a long driveway with ample space for multiple cars and a double garage for further storage space.

The gardens to the front are mainly laid to lawn with some mature shrubs around the boundaries. The gardens to the rear of the property are larger than average and feature a decked patio area for seating, traditional potting shed, a slabbed area with a bench and the rest are laid to lawn with mature shrubs around the boundaries.





 **Morison & Smith**  
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#### Disclaimer

Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract on 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.