



RESIDENCE

9 Loch Lea, Blackwood, ML11 9ST

[www.residenceestateagents.co.uk](http://www.residenceestateagents.co.uk)



Viewing by appointment with Residence Lanark  
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RESIDENCE



## 3 Bedrooms | 3 Public Rooms | 2 Bathrooms



This beautifully presented and thoughtfully reconfigured three-bedroom detached villa is located within the charming village of Blackwood. This lovely home occupies a superb cul-de-sac setting and offers flexible accommodation over two levels.

On arrival at the property, you are welcomed by an extremely large, well maintained driveway allowing for excellent parking facilities.

Internally the accommodation comprises a reception hallway, front front-facing lounge that leads to a sitting room with a patio door giving access to the back garden, an extended dining room to the side of the property, stunning fully fitted and remodelled modern kitchen that has been extended into the garage and a downstairs modern W/C. On the upper level lies two large double bedrooms which have built in wardrobes, a third single bedroom and a modern family shower room.

The garden grounds at the property have been landscaped beautifully and benefit from excellent exposure to natural sunlight.

Features of the property include a large storage to the front of the property, gas central heating, double glazing and the property was recently rough casted. Early viewing of this fine family home is highly advised.

### Location

Blackwood is a village that is a part of Kirkmuirhill, near Lanark in the central belt of Scotland. It has a few small shops and comprises two excellent primary schools. Blackwood sits adjacent to the M74 motorway- Scotland's main arterial route South to England- but remains a quiet village and a much sought-after place to stay. Blackwood is linked to the neighboring village of Kirkmuirhill.



1194.79 sq ft | EER = D

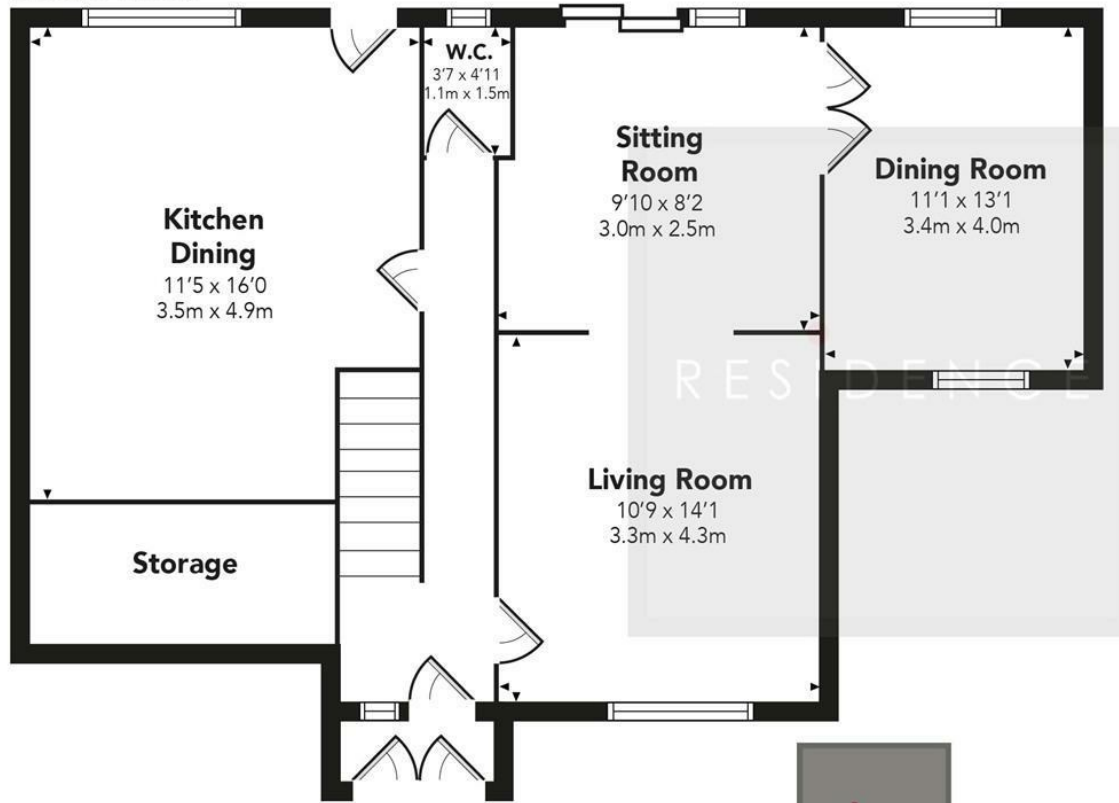


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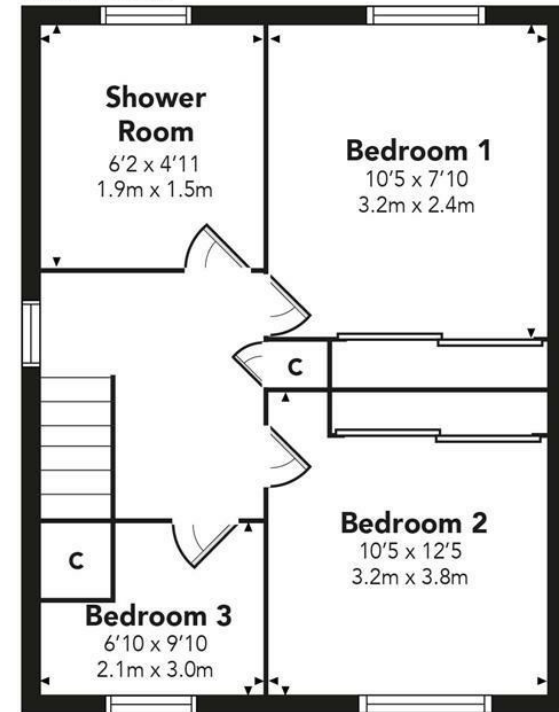


# Lochlea

## GROUND FLOOR



## FIRST FLOOR



Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements.

Produced by Plush Plans Ltd

We believe these details to be accurate; however, they do not form any part of a contract. Fixtures and fittings are not included unless specified in the enclosed. Photographs are for general information and it must not be inferred that any item is included for sale with the property. All distances and measurements are approximate. Floorplans may not be to scale and are for illustration purposes only.