



RESIDENCE

3 Westend Lane, Kirkmuirhill, ML11 9WA

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Viewing by appointment with Residence Lanark
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3 Bedrooms | 1 Public Rooms | 2 Bathrooms

This stunning 3 bed semi-detached villa is set within a private row of only 5 homes within Westend Lane, Kirkmuirhill and comes in true show home condition.

Finished to a very high standard throughout, the property is only just 4 years old and is perfect for a family starter or family home, offering a well-designed layout of apartments that are formed over 2 levels.

The property as you would expect is in walk in condition and consists of welcoming reception hallway with storage cupboard, staircase leading to the upper floor level and a formal lounge with double glazed aspects to front, storage cupboard and access to the kitchen/diner/utility and shower room. The modern fitted dining kitchen has a range of quality fitted units, worktops, integrated appliances and a large slider door giving access to the rear landscaped garden. There is a utility room with outer door to the rear and access to a downstairs, modern fitted and convenient shower room with 3-piece suite.

On the upper floor there are 3 bedrooms, 2 of which have large velux windows that allow fantastic light flow into the rooms. Two of the rooms also have mirror fronted wardrobes. Finishing off the upper floor is a fantastic size modern family bathroom with 4 piece suite.

Features of the property include gas central heating, double glazing, driveway for multiple cars and fully landscaped gardens.

Blackwood is a popular commuter village set just a short distance from the nearby M74 motorway link. The village has a host of local shops which cater for every day needs whilst the nearby town of Hamilton offers a more comprehensive range of both shopping and leisure amenities with many recognisable high street names available.



936.46 sq ft | EER = B



RESIDENCE





Westend Lane



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.