



RESIDENCE

4 Braxfield Row, Lanark, ML11 9DE

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Viewing by appointment with Residence Hamilton

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RESIDENCE







## 5 Bedrooms | 2 Public Rooms | 2 Bathrooms

A charming Traditional Grade A listed, four storey Georgian townhouse situated within the World Heritage site of New Lanark.

The property has spacious accommodation arranged over four levels with the entrance floor comprising of a welcoming entrance vestibule that gives access to upper/lower staircase, and a dining kitchen, shower room and a large dining/lounge that features a lovely sandstone feature wall with closed fireplace.

On the top floor comprises of a modern family bathroom with shower attachment over the bath and 4 generously sized bedrooms, which all have had new carpets fitted.

The lower floor is a huge living room/entertaining area and completing the accommodation on the basement level is a large utility room, basement level bedroom with a large storage cupboard under the staircase and access to the rear communal area.

Further benefits include gas central heating and sash and case windows.

Externally there is a communal lawn to the rear providing an area for drying washing and sitting out to enjoy the wonderful views over the village and surrounding nature reserve. On Street parking is available to the front of the property.

The famous village of New Lanark has a strong community spirit and benefits greatly from the beautiful rural location with excellent walks around the Falls of Clyde which can be finished with a drink or meal at the popular Mill Hotel. New Lanark was conceived by David Dale who built cotton mills and housing for the mill workers in the late 1700s. Today it is one of six UNESCO World Heritage sites in Scotland and offers a museum and hotel with spa facilities and gym.

The nearby town of Lanark commands a prime position in the Clyde Valley and provides a range of shops, supermarkets, banks, selection of restaurants and a variety of sport and recreational facilities including the Lanark golf course which boasts a championship standard 18 hole course.

2045.00 sq ft | EER = D















## Braxfield Row

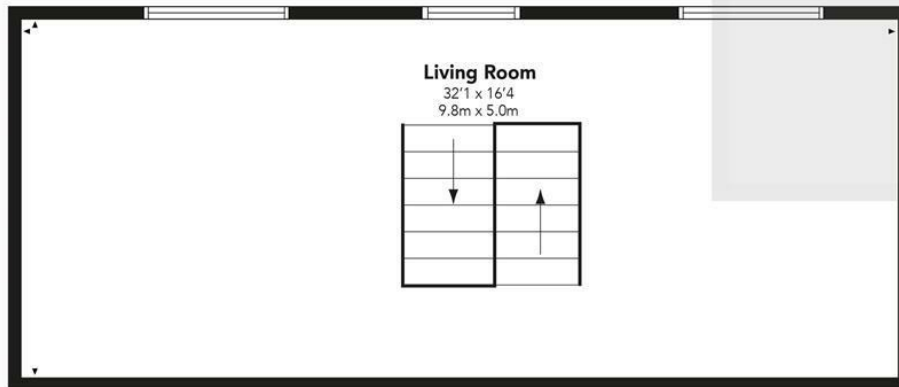
FIRST FLOOR



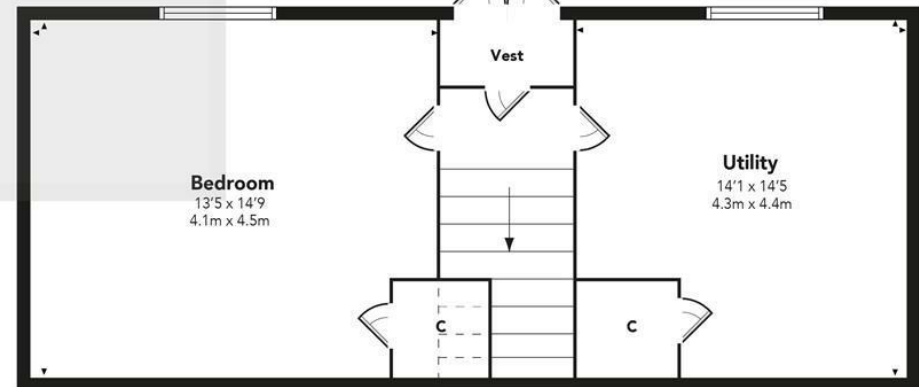
GROUND FLOOR



LOWER FLOOR



BASEMENT



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.