



RESIDENCE

9 Stanmore Gardens, Lanark, ML11 7RZ

www.residenceestateagents.co.uk



Viewing by appointment with Residence Lanark
T: 01555 467222 | E: | A: 68-70 High Street, Lanark, ML11 7ES



RESIDENCE





5 Bedrooms | 4 Public Rooms | 6 Bathrooms

Enjoying an excellent position within established, private gardens at the foot of this much sought after residential cul-de-sac, this impressive and sizable family detached villa has been successfully modified and extended with a separate annexe which would be perfect as a granny/teenage wing.

This distinguished residence features spacious and versatile accommodation spread over two levels. The ground floor welcomes you with an elegant entrance vestibule and grand hallway, complete with a sweeping staircase. The luxurious lounge benefits from French doors that open into a formal dining room, which seamlessly connects to a spacious conservatory. The ground level also includes a practical WC, a dedicated study, a generous sized family room, and an impressive breakfasting kitchen with an adjoining utility room.

Upstairs, the landing leads to a generously proportioned master bedroom with an en-suite bathroom, a second guest suite featuring a Jack and Jill family bathroom with central roll top bathtub and two additional sizable bedrooms, each with built-in wardrobes and en-suite facilities.

The property is equipped with specifications, including gas central heating and double glazing, aligning with its premium standard.

The newly built annexe offers versatile space with a single garage, a bedroom, and a shower room on the ground level, and a WC alongside an open-plan lounge and kitchen on the upper floor. This self-contained unit is ideal for extended family or visitors.

Set within extensive, beautifully landscaped grounds, the villa boasts an expansive monobloc driveway, lawns, multiple decked patio areas, and an attractive stream and pond feature. The gardens are bordered by hedgerows, providing complete privacy, and enjoy breathtaking views of the surrounding countryside.

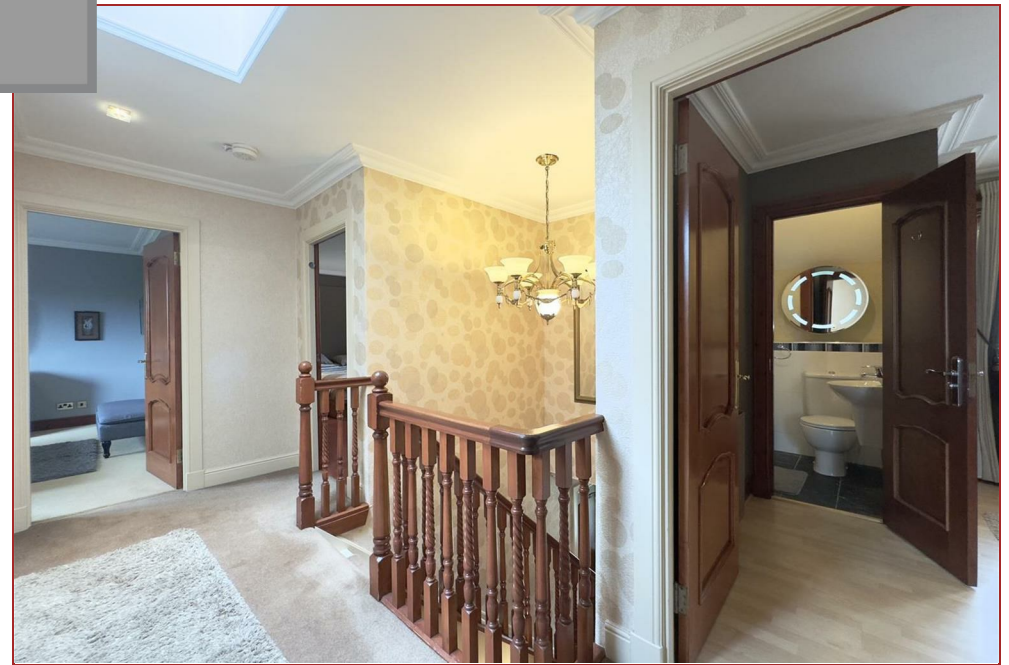
Stanmore Gardens is a desirable development on the outskirts of the historic town of Lanark. The Royal Burgh offers a vibrant mix of shops, bars, and restaurants, schools and transport links



2777.00 sq ft | EER = C



RESIDENCE





RESIDENCE





RESIDENCE



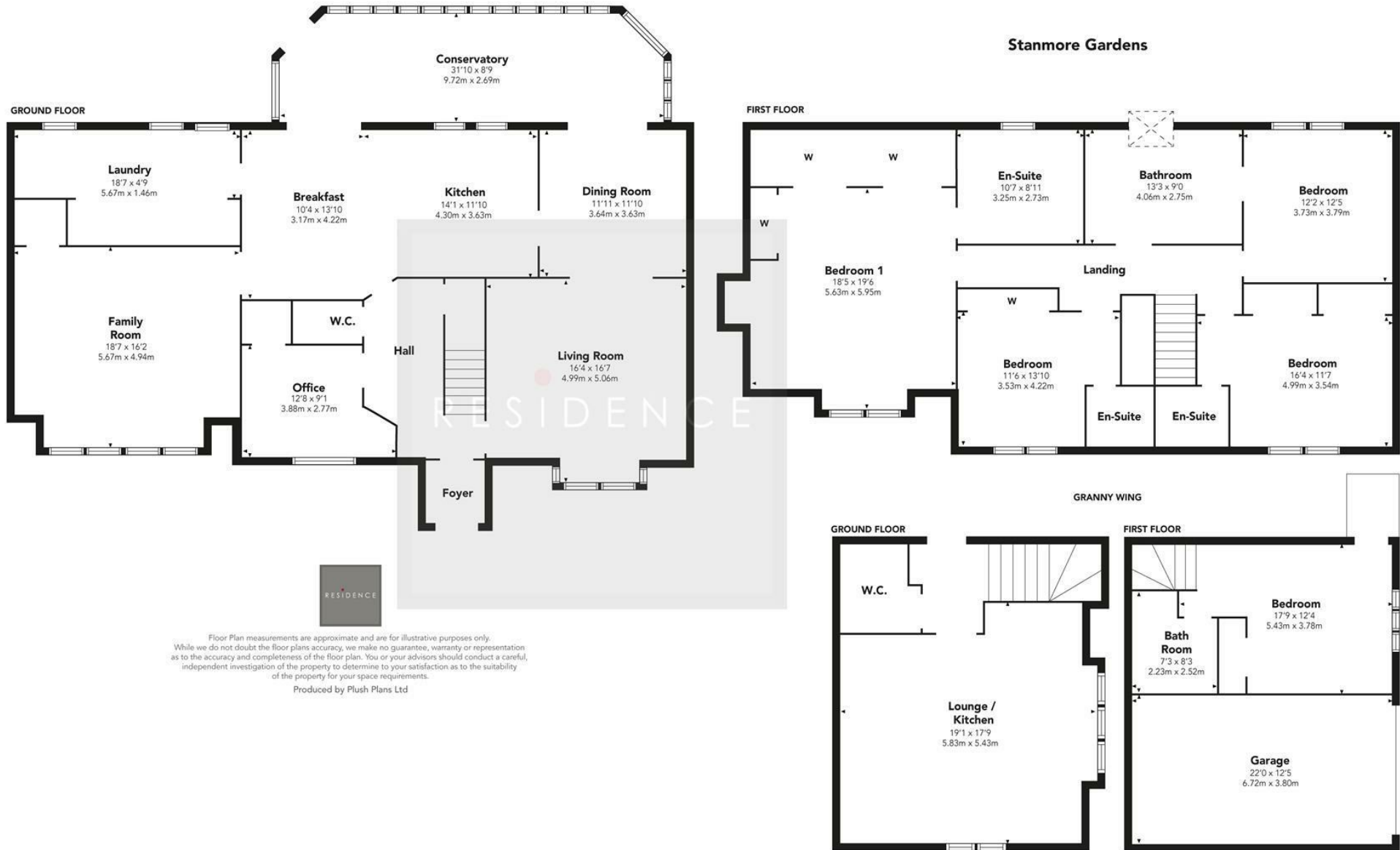


RESIDENCE





Stanmore Gardens



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.