



RESIDENCE

5 Nursery Court, Kirkfieldbank, ML11 9BA

www.residenceestateagents.co.uk



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

This exceptional, extended three-bedroom bungalow occupies a rare and spacious corner plot within a peaceful cul-de-sac in Nursery Court, Kirkfieldbank.

Upon entering from the front, you are welcomed into a generous entrance hall that provides access to the main living areas of the home. The large front-facing lounge boasts a stunning feature bay window and a sizeable patio sliding door that leads out to the side garden. The modern kitchen is beautifully appointed with a wide range of fitted appliances and wall-mounted units, seamlessly flowing into a spacious extension that houses the dining area and a large family sunroom. Within the sunroom, there is a charming free-standing log burner and French doors that open to the expansive rear gardens.

The property benefits from three generous bedrooms and an exquisite family bathroom with a shower. The master bedroom also features a stylish modern en-suite.

Externally, the property offers a large private driveway capable of accommodating multiple vehicles, with private gates leading to a detached garage and the side of the house.

To the rear, there is a stunning, fully enclosed, and highly private garden. It includes a sizeable decked entertaining area at the top of the garden accessed via custom-made stairs, as well as a lovely summer house that is fully powered, making it an ideal space for relaxation and outdoor gatherings.

The village of Kirkfieldbank is one of the four villages located within the Clyde Valley and located near to the town of Lanark, offering buyers a true village atmosphere and a country lifestyle. The Clyde Valley is renowned for its variety of garden centres and scenic walks. Winding its way from junction 7 of the M74 motorway near Hamilton to the historic town of Lanark. The Valley has several villages with basic shopping amenities, schools, parks, sports facilities and several pubs and restaurants.



1237.00 sq ft | EER = C



RESIDENCE



Nursery Court



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.