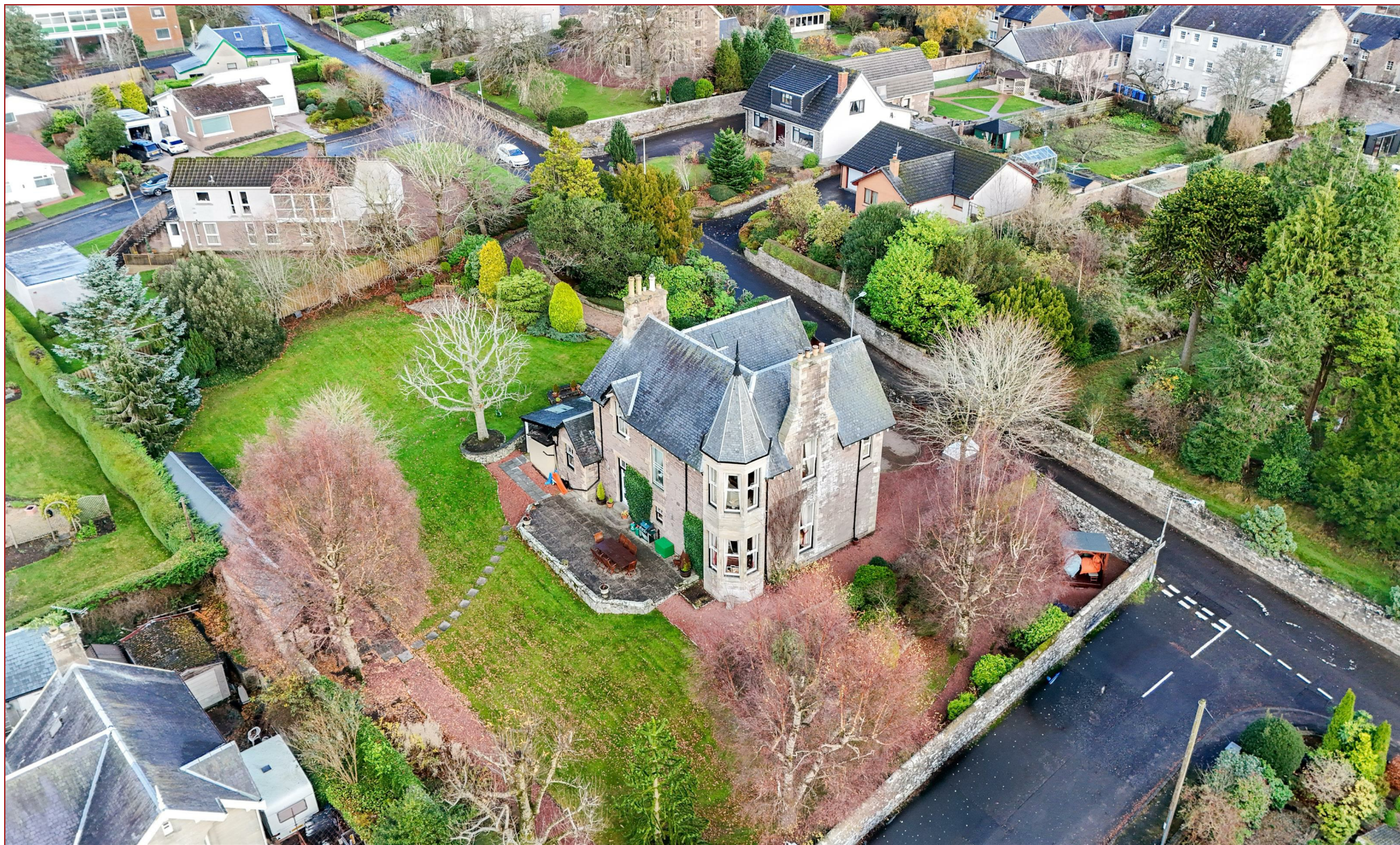




RESIDENCE

Stantilaine, 28 Friars Lane, Lanark, ML11 9EL

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



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## 5 Bedrooms | 4 Public Rooms | 4 Bathrooms

Extremely rare to the market and set on an expansive plot within one of Lanark's most sought-after neighbourhoods, this exceptional detached villa is a testament to enduring elegance, blending period charm with modern family living.

Crafted from traditional sandstone, the property displays a wealth of original features, including ornate cornicing, high ceilings and graceful bay windows. Its tranquil position offers outstanding privacy in a highly desirable setting.

Inside, the living spaces are generous and refined, filled with natural light that enhances the sense of scale throughout. A grand entrance hall introduces the home, with a striking staircase forming its centrepiece. The ground floor offers a spacious dining room, a bedroom with a modern en-suite, and an elegant sitting room with floor-to-ceiling windows. At the heart of the home, a charming breakfast room features a beautiful Aga and French doors leading to the rear patio. From here, the compact kitchen, ironing room and playroom can be reached, along with a useful pantry positioned beneath the staircase.

Upstairs, a bright and impressive landing is illuminated by a feature glass window at the midpoint of the stair. Three generous bedrooms, an elegant upper sitting room and a family bathroom complete this level. The master bedroom benefits from its own dressing area and private en-suite.

Externally, the expansive grounds wrap around the property, offering complete seclusion and superb space for entertaining or for children to play. A private monoblock driveway leads to the home, while an old stable block provides excellent potential for conversion or storage. Two attractive patio areas offer ideal spots for outdoor dining and relaxation.

Friars Lane is just a stroll from Lanark High Street, with shops, bars, and restaurants nearby. The area has great road and rail links for easy commuting. Lanark features top schools like Lanark Grammar and Hamilton College near by.



2798.00 sq ft | EER = E



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## Stantilaine



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.