





This spacious four bedroom bungalow on Lanark Road on a great plot is ideal for a family or those looking for single level living. Offering both space and versatility in an easily accessible location. Designed for modern living, the property provides a seamless balance of comfort and practicality, with ample room for both relaxation and work. Ideal for families needing flexible bedroom and office space, it caters to a variety of lifestyle needs. Lorna MacDonald and RE/MAX Property are delighted to present this outstanding family home to the market.

Carstairs is a charming village nestled in the heart of South Lanarkshire, offering a peaceful rural lifestyle with excellent connectivity. Surrounded by open countryside, it's an ideal location for those seeking a quieter pace of life while remaining within easy reach of larger towns and cities. The village benefits from its own train station, providing services to both Edinburgh and Glasgow. The M8 and M74 road networks are within easy reach for the commuter. Local amenities include a primary school, a medical centre, village shop, and a post office, with more extensive shopping and leisure facilities available in nearby Lanark. Outdoor enthusiasts will appreciate the surrounding scenic walks, cycling routes, and nearby country parks. Carstairs also enjoys a friendly community atmosphere, making it an attractive option for families, retirees, and professionals alike. With its mix of rural charm and convenience, Carstairs offers the best of both worlds.

Front Garden

The inviting entrance has a stone finished driveway, the front edged with raised planted beds, creating a charming first impression. A paved pathway and steps leads gracefully to the front door. The spacious multi vehicle driveway extends to the workshop, providing ample parking. Convenient access to the garden is available via two side gates.

Entrance Hallway

Entry to this inviting vestibule is through a part glazed double upvc door which allows natural light to enter. The décor begins with magnolia painted walls and carpet flooring. There are two built in cupboards providing storage space. Downlights, power points, a smoke detector, two radiators and a security alarm are included.

Lounge

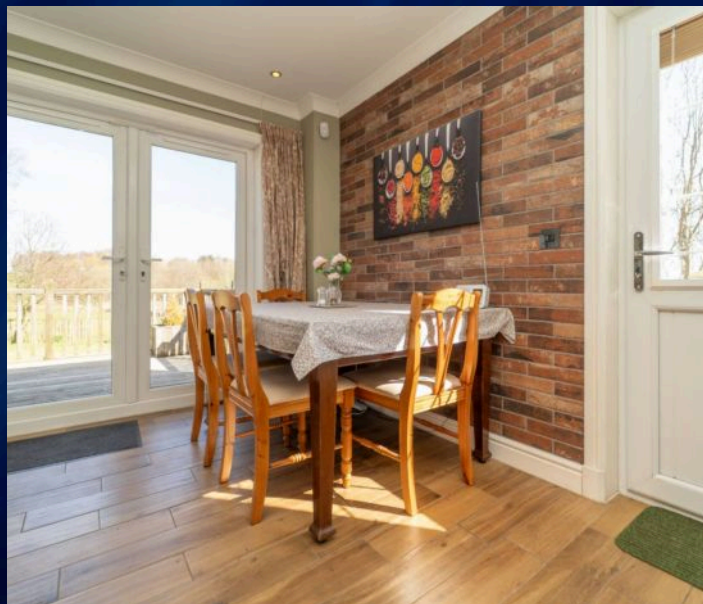
12' 9" x 16' 8" (3.88m x 5.08m)

This inviting space is tastefully finished with soft magnolia painted walls, complemented by a stylish feature papered wall and sleek laminate flooring. Two large front facing windows flood the room with natural light, further enhanced by both a ceiling light and additional downlighting for a warm, ambient feel. At the heart of the room is a charming multi fuel burning stove, set within a cream stone surround and resting on a grey tiled hearth, creating a beautiful and cosy focal point. The room also benefits from a radiator, power points, and a smoke detector for added comfort and safety.

Kitchen Diner

12' 5" x 17' 5" (3.79m x 5.32m)

This beautifully designed modern kitchen is finished with cream cabinetry, paired with wooden worktops, while the central island, finished in elegant green cabinetry with a granite stone surface, adds both contrast and practicality. A neutral tiled splashback ties the elements. Tastefully finished with green painted walls, a brick tile feature wall, and tiled flooring. The kitchen is equipped with built in appliances, including an eye level oven and microwave, an induction hob, a stainless steel and glass extractor hood, an integrated fridge freezer, and a dishwasher. A double Belfast sink with a mixer tap adds both charm and functionality. Natural light pours in through the rear facing window, French doors, and a side facing half glazed upvc door, all offering lovely views of the garden. The layout comfortably accommodates a dining table. Additional features include ceiling and under cabinet lighting, downlights, a radiator, a heat detector, ample power points, and an attic hatch.





Utility Room

6' 6" x 14' 3" (1.99m x 4.35m)

The utility room offers a highly practical space, featuring matching cream wall and floor mounted units complemented by a black work surface. The room is elegantly decorated with carpet flooring and cream painted walls. It includes space for an under counter washing machine. Natural light streams in through a side facing window and half glazed upvc door to the side, enhanced by a ceiling light and downlight. Additionally, the room is equipped with a stainless steel sink with a drainer and mixer tap, power points, a radiator, and an attic hatch, completing this functional area.

Primary Bedroom

12' 1" x 13' 0" (3.68m x 3.95m)

This delightful room features magnolia painted walls and carpeted flooring. The room is bathed in natural light from the window to the side of the property, further enhanced by a ceiling light. The space provides a radiator and power points.

En-Suite Shower

8' 6" x 6' 6" (2.60m x 1.97m)

The shower room is neutrally decorated with black and white tiled walls, complemented by black tile flooring. The suite features a corner shower unit with a hot water fed shower, a sleek vanity sink and a close coupled toilet, offering both elegance and functionality. A side facing window and downlights provide excellent lighting. The chrome towel radiator, shaver socket, extractor fan and electric under floor heating, complete the room.

Bedroom Two

11' 6" x 11' 10" (3.51m x 3.61m)

This spacious room has been finished with neutral painted walls, and wood effect tile to the floor. The window to the front of the property allows in natural light and this is further complemented by downlights. A smoke detector, power points and a radiator are also provided.

Bedroom Three

12' 9" x 10' 11" (3.88m x 3.33m)

Currently used as an office, another great double bedroom, finished with magnolia painted walls, and carpet to the floor. A window to the front of the property allows in natural light. There is an integrated wardrobe providing an abundance of hanging and shelving space. Power points, a ceiling light and a radiator are included.

Bedroom Four

8' 11" x 8' 8" (2.73m x 2.65m)

The fourth bedroom features light green and white painted walls and cosy carpeted flooring, creating a warm and inviting atmosphere. An integrated wardrobe offers ample hanging and shelving space. A window at the rear of the property allows plenty of natural light to fill the room. The space is further complemented by two downlights, a radiator, and power points, ensuring both comfort and functionality.

Family Bathroom

8' 10" x 8' 4" (2.70m x 2.55m)

This spacious bathroom is finished with white metro tiled and grey painted walls and wood effect tile flooring. A rear facing window fills the space with natural light, further enhanced by a ceiling light and two wall lights. The suite includes a corner shower unit with an electric powered shower, a free standing bathtub, a pedestal sink and close coupled toilet, offering a functional space. A radiator, a shaver socket, an extractor fan and electric under floor heating, completing this well-appointed space.

Workshop

15' 6" x 18' 9" (4.72m x 5.72m)

The workshop is neatly finished with plasterboard walls and benefits from excellent natural light, thanks to three windows. A half-glazed uPVC door provides easy access, while three ceiling lights ensure the space is well lit at all times. Multiple power points are installed, making it a practical and versatile area for a variety of uses.



Garden

The generous garden offers a peaceful and private outdoor retreat, boasting uninterrupted views and a thoughtfully designed layout. Mostly laid to lawn, the space is enhanced by a wooden decking area, ideal for alfresco dining, entertaining, or simply unwinding in the fresh air. Mature trees and shrubs border the garden, adding natural beauty and a sense of seclusion. Fully enclosed with secure fencing, the garden also features two gated access points leading to the front of the property for added convenience. To the side, a low maintenance gravel area edged with paving provides additional versatility. Included in the sale are three wooden sheds, offering ample storage space. Whether you're hosting guests or enjoying a quiet morning coffee, this outdoor space provides the perfect blend of function, privacy, and tranquillity.

Additional Items

All fitted floor coverings, kitchen items mentioned, blinds and light fittings are included in the sale. All information provided by the listing agent/broker is deemed reliable but is not guaranteed and should be independently verified. No warranties or representations are made of any kind.

VIEWING

Arrange an appointment through RE/MAX Property Livingston on 01506 418555 or with Lorna MacDonald direct on 07778 547461.

OFFERS

All offers should be submitted to: RE/MAX Property, RE/MAX House, Fairbairn Road, Livingston, West Lothian, EH54 6TS. Telephone 01506 418555 Fax 01506 418899.

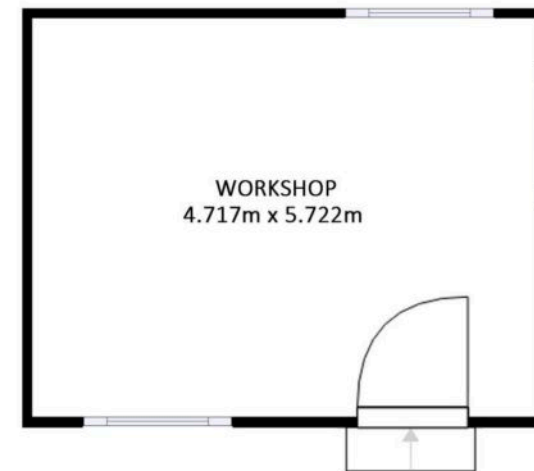
INTEREST

It is important your legal adviser notes your interest; otherwise this property may be sold without your knowledge.





FLOOR PLAN



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Sales particulars aim for accuracy but rely on seller-provided info. Measurements may have minor fluctuations. Items not tested, no warranty on condition. Photos may use wide angle lens. Floorplans are approximate, not to scale. Not a contractual document; buyers should conduct own inquiries.