



AB Properties



10 Bellefield Way
, Lanark, ML11 7NW

Offers over £435,000



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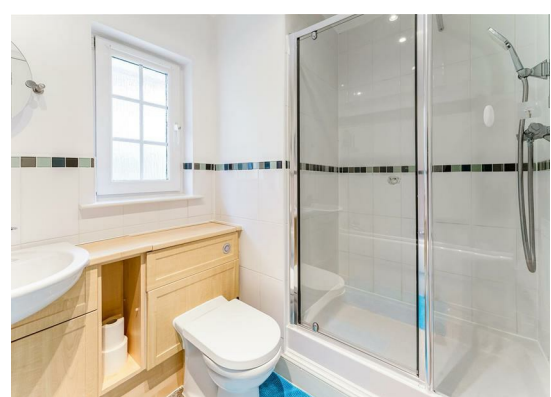
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2



3





AB Properties are delighted to present to the market this fabulous, five-bedroom detached villa situated within the prestigious Cala Homes development on the outskirts of Lanark.

The property boasts generous accommodation arranged over two levels with the ground floor comprising of a welcoming entrance vestibule and hallway, a convenient wc, a spacious living room, a second public room which is currently being utilised as an office, and a modern dining kitchen with separate utility room. The kitchen includes a top-of-the-range American fridge freezer and range cooker. Patio doors lead to the rear garden.

The upper level offers a beautiful gallery landing which gives access to a contemporary four-piece family bathroom and five sizeable bedrooms with fitted wardrobes/ storage. The master bedroom and second bedroom both have the added luxury of en-suites.

As you would expect from a property of this calibre specifications includes double glazing, gas central heating and a full alarm system.

Externally the property is surrounded by beautifully landscaped gardens. To the front and side of the property have been mainly laid to lawn and incorporate an extensive mono-block driveway leading to a detached integral garage. The private rear garden has a beautiful backdrop of mature trees and comprises of a generous lawn and decked patio.

Lanark is a bustling market town with a good variety of shops, bars, restaurants and amenities including a health centre, golf course, equestrian centre, leisure centre with swimming pool/gymnasium, primary and secondary schools and a bus and train station. The famous Falls of Clyde and Heritage village of New Lanark are just a few minutes drive away. Lanark is ideally situated for commuting to Glasgow, Edinburgh, the central belt and all areas of the picturesque Clyde Valley.





FLOOR 1



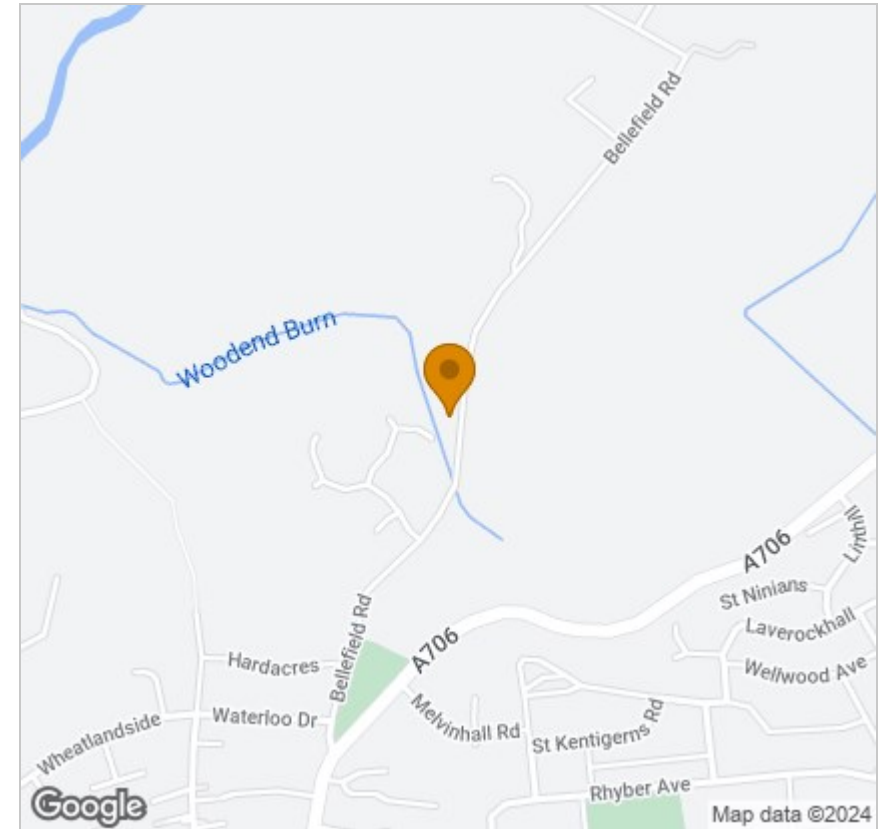
FLOOR 2

TOTAL: 198 m²
 Below Ground: 86 m², FLOOR 2: 112 m²
 EXCLUDED AREAS: OPEN TO BELOW: 2 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

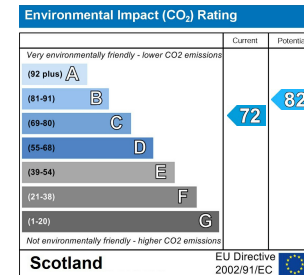
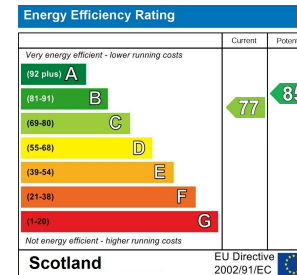


Viewing

Please contact our AB Properties Office on 01555 660077 if you wish to arrange a viewing appointment for this property or require further information.



Energy Efficiency Graph



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