



AB Properties



4 Albert Park

, Braidwood, ML8 4RZ

Offers over £489,995



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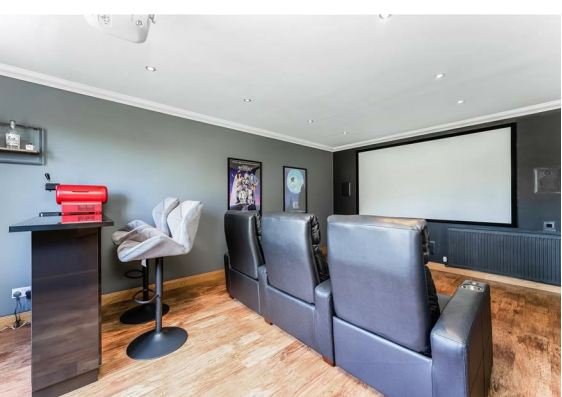
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4 Albert Park, Braidwood is an imposing five-bedroom detached luxury villa situated within an exclusive cul-de-sac with a picturesque backdrop.

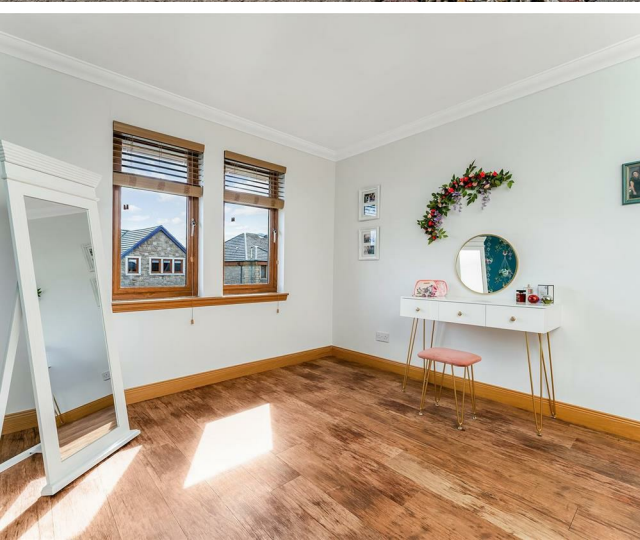
The villa boasts generous and flexible accommodation arranged over two levels with the ground floor comprising of a welcoming entrance hallway, a convenient wc, a spacious lounge, a second public room which is currently being utilised as a theatre, and a formal dining room. There is also a modern breakfasting kitchen and utility room with storage. The kitchen boasts a breakfast bar island and a range of integrated appliances including a gas hob, extractor fan, eye-level oven and microwave oven, dishwasher, and American fridge-freezer.

The upper hallway gives access to a luxurious four-piece family bathroom, a master bedroom and guest bedroom with fitted wardrobes and en-suite shower rooms, and a further three double bedrooms with fitted wardrobes.

As expected with a property of this calibre specification includes gas central heating and double glazing.

The villa sits on substantial grounds which have been beautifully landscaped to include a generous front lawn and an extensive monobloc driveway leading to a detached double garage with an electrical source. The garage includes an upper annexe which is currently being utilised as a games room but could be used for a variety of purposes including an office space to work from home.

The property is situated within the idyllic village of Braidwood on the outskirts of the picturesque Clyde Valley. The village has its own primary school, village shop and petrol station. The larger towns of Carluke and Lanark and all their amenities including shops, supermarkets, secondary schools, leisure facilities and transport services are only a short drive away. Glasgow and Edinburgh can both be reached via direct trains from Carluke Train Station, and the nearby M8 and M74 provide easy access by car.





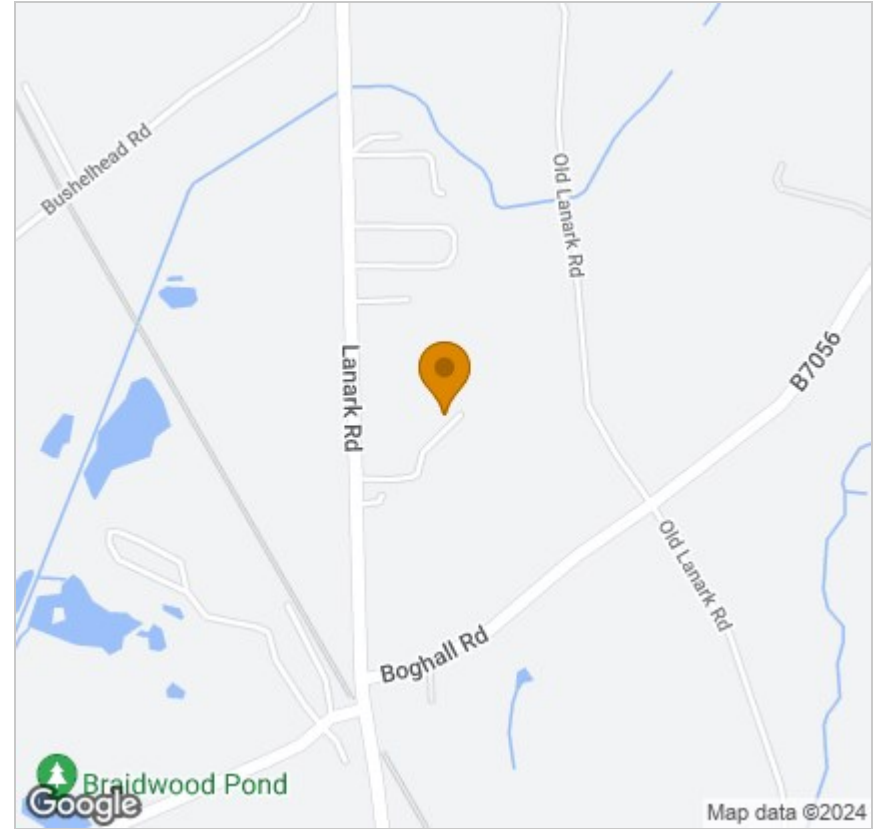
FLOOR 1



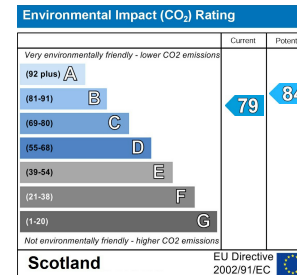
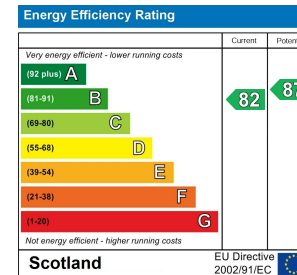
FLOOR 2



TOTAL: 246 m²
 FLOOR 1: 123 m², FLOOR 2: 123 m²
 EXCLUDED AREAS: LOW CEILING: 0 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Graph



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.

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