



AB Properties



Eastyard Welldale Lane  
Nemphlar, ML11 9JF

Offers over £254,995







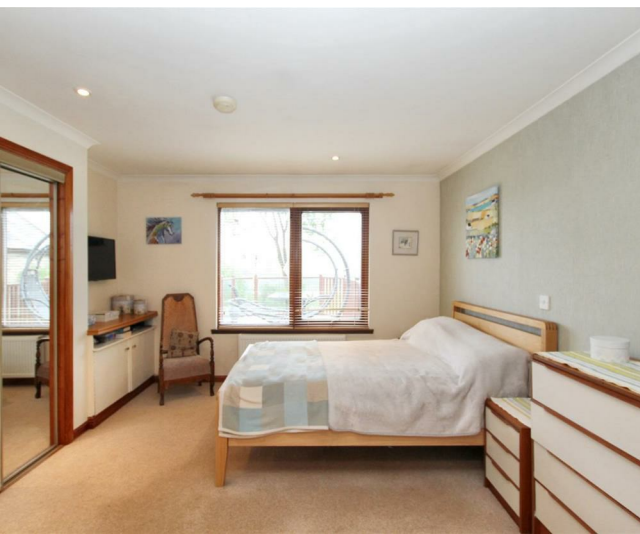
Rarely available three bedroom detached bungalow situated in the hamlet of Nemphlar which is nestled within the Clyde Valley and only a few minutes drive from the market town of Lanark.

The property boasts generous accommodation comprising of a welcoming entrance vestibule and hallway, an open-plan lounge and dining area with sliding patio doors to the rear decking and two picture windows capturing the beautiful countryside backdrop. There is also a sizeable kitchen with an integrated double oven, gas hob and fridge, a contemporary family bathroom with shower over bath, three double bedrooms each with fitted wardrobes and a master en-suite shower room with clos-o-mat toilet.

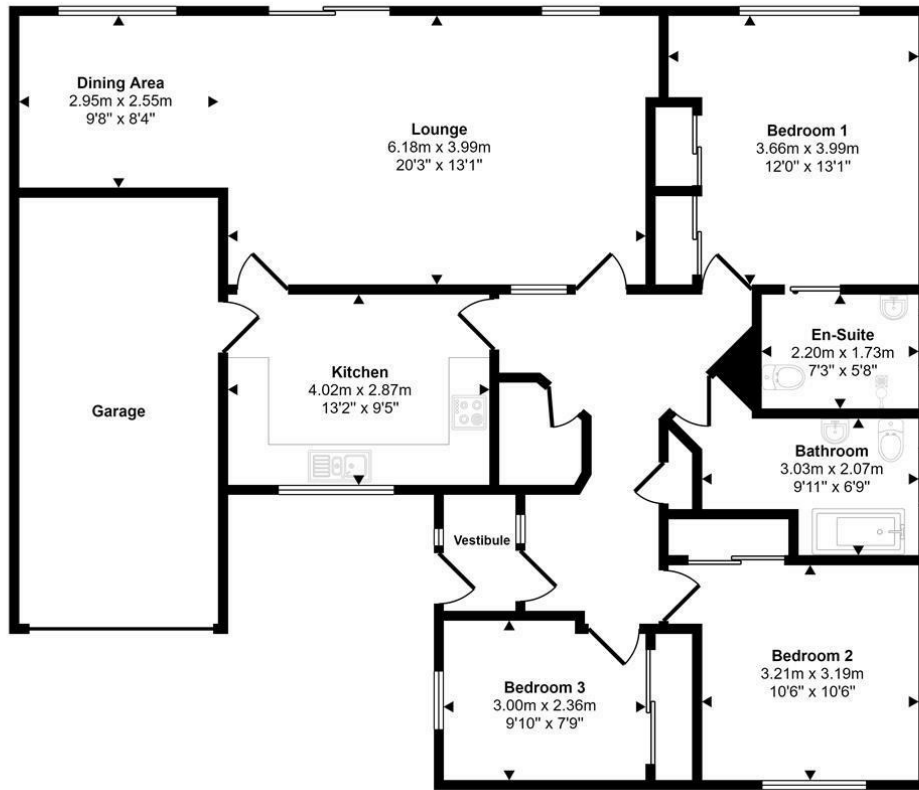
Further benefits include double glazed windows and LPG heating.

Externally there is an extensive chipped driveway for four cars to the front of the property. The current owner has included a wheelchair ramp and there is a single integral garage. The rear garden has been beautifully landscaped to include sloped lawn with mature trees and plants and an elevated decked patio which captures the stunning views of the surrounding Clyde Valley countryside.

Nemphlar has long been admired by the discerning buyer, with an idyllic setting providing spectacular views. Both Nemphlar and this property in particular offer a high degree of privacy and tranquility with easy access offered to nearby Lanark

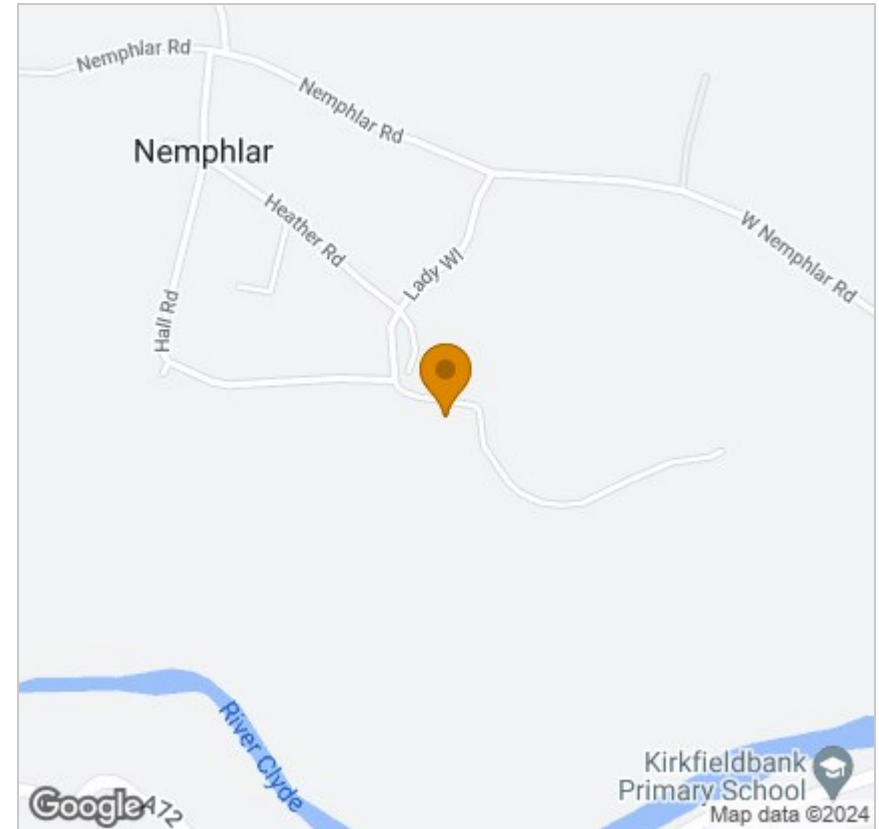


Approx Gross Internal Area  
131 sq m / 1405 sq ft

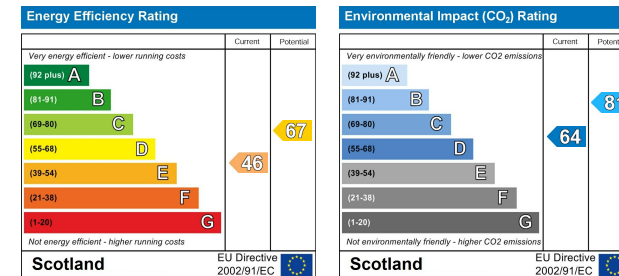


Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



### 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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19 Bannatyne Street, Lanark, Lanarkshire, ML11 7JR  
Tel: 01555 660077 Email: admin@ab-properties.co.uk ab-properties.co.uk