



AB Properties



St Josephs 90 Lanark Road  
Carstairs, Lanark, ML11 8QH

Offers over £269,995











St Joseph's is an elegant former church that has been sympathetically converted to a unique two-bedroom detached residential home. This beautiful blonde sandstone building has retained its striking original architectural features, whilst enjoying all the comforts of modern living.

The accommodation itself is set over two levels with the ground floor comprising of a welcoming entrance porch, and a grand open-plan lounge and dining area; the lounge area has a full height ceiling with an exquisite overlooking mezzanine, a beautiful exposed stone wall with a stunning feature stained-glass window, an original chandelier, and a cosy log burner. Further ground floor accommodation includes a convenient wc, and a large breakfasting kitchen with separate utility room. The kitchen boasts a lovely breakfast bar, a complimentary Belfast sink, and a large range cooker.

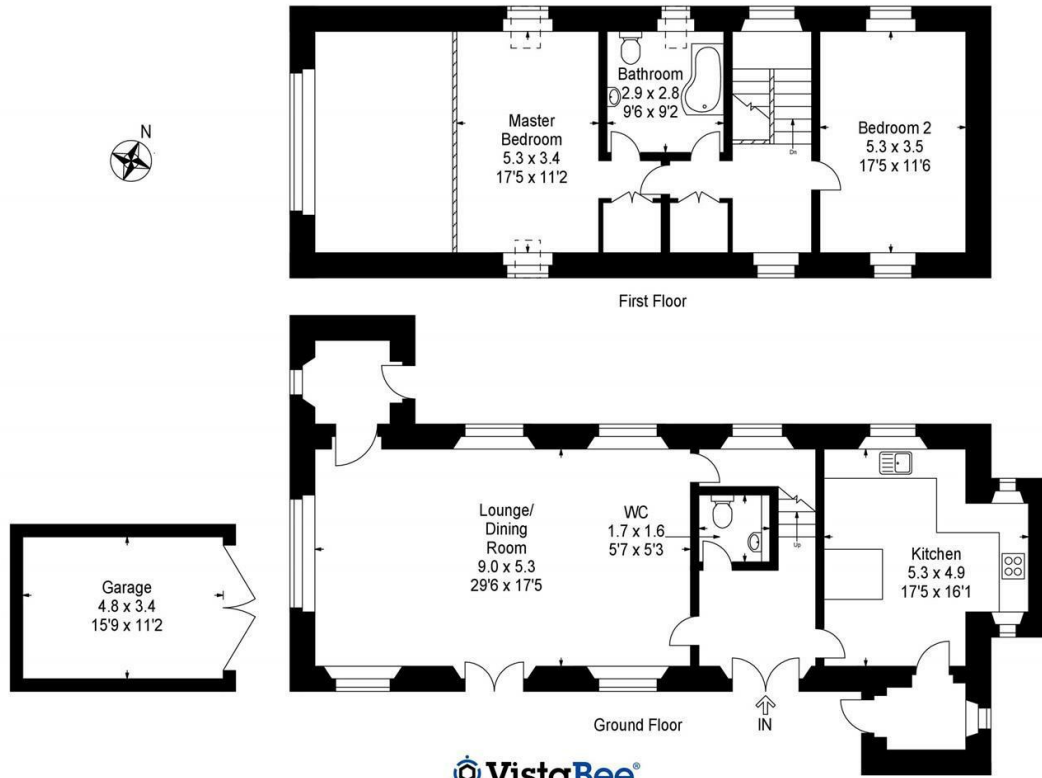
Upstairs offers two double bedrooms, and a master en-suite jack-and-jill bathroom. The full upstairs benefits from fabulous coombed ceilings with stunning original exposed beams and velux windows.

Additionally, the property benefits from solid wood doors, ample storage facilities, double glazed windows, and a highly efficient heating system powered by a ground source heat pump.

Externally the conversion is surrounded by well-manicured garden grounds. There is a modest asrtoturf lawn to the front of the property and an extensive monoblock driveway which sweeps round the side and rear, leading to a large, detached garage. The private rear garden comprises of a generous lawn and a lovely monoblock patio area, bordered with attractive slate chips and mature trees.

The property is situated within the idyllic village of Carstairs with local primary school and a selection of shops, including a health centre and pharmacy. Larger towns of Lanark and Biggar are only a few miles away. Edinburgh City Bypass, the M74 and Local train station are all only a short drive away, providing links East and West.





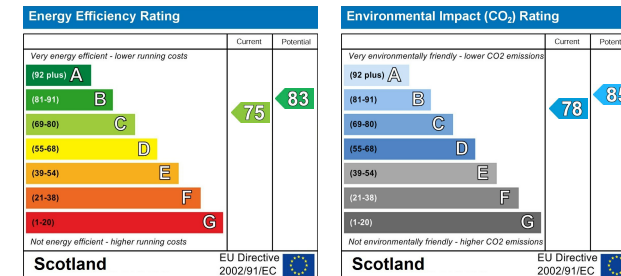
**VistaBee**  
DIGITAL CONTENT CREATION

This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)

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### 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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