



AB Properties



4 Falconers Lane

Cleghorn, Lanark, ML11 8FS

Offers over £262,500







Located in a picturesque rural setting on the outskirts of Lanark, Falconers Lane is a newly built three-bedroom detached bungalow that offers the perfect blend of modern living and serene countryside views.

Upon entering, you are welcomed by a charming entrance vestibule that leads to a modern kitchen, seamlessly open plan to the lounge, creating a spacious and inviting living area. A separate utility room provides additional space for appliances. Adjacent to the kitchen is the third bedroom which could also be utilized as a dining room / second sitting room. A hallway connects the living areas to a stylish four-piece family bathroom, two large storage cupboards and a further two generously sized bedrooms, which both benefit from fitted wardrobes. The master bedroom enjoys the luxury of an ensuite shower room, while the second bedroom features patio doors that open to the enclosed rear garden, offering easy access to outdoor relaxation.

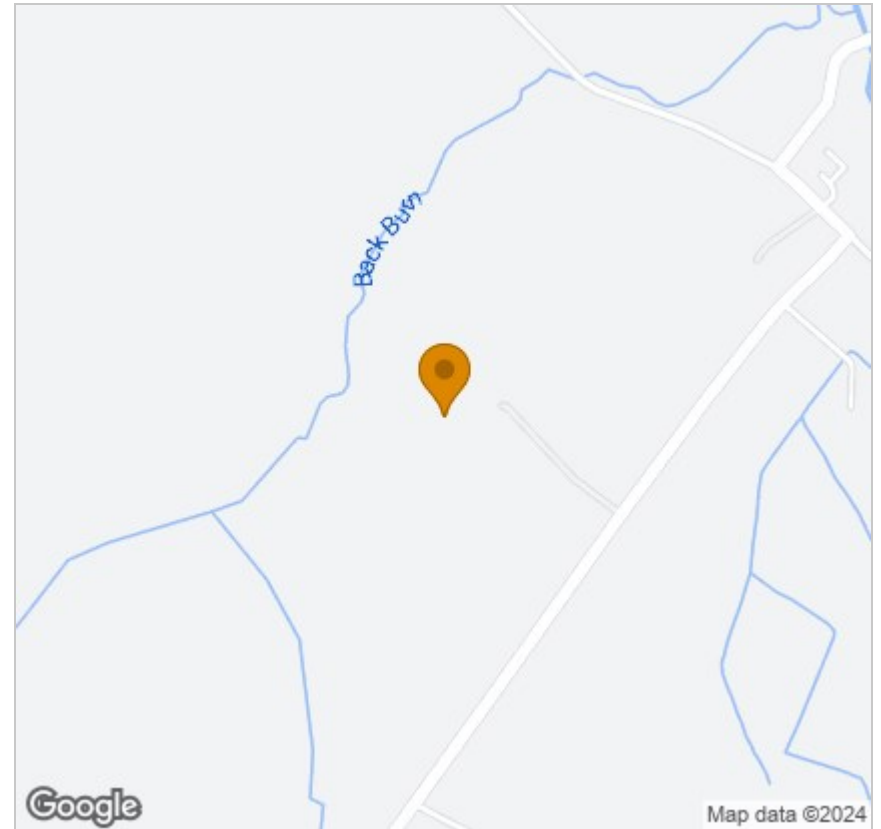
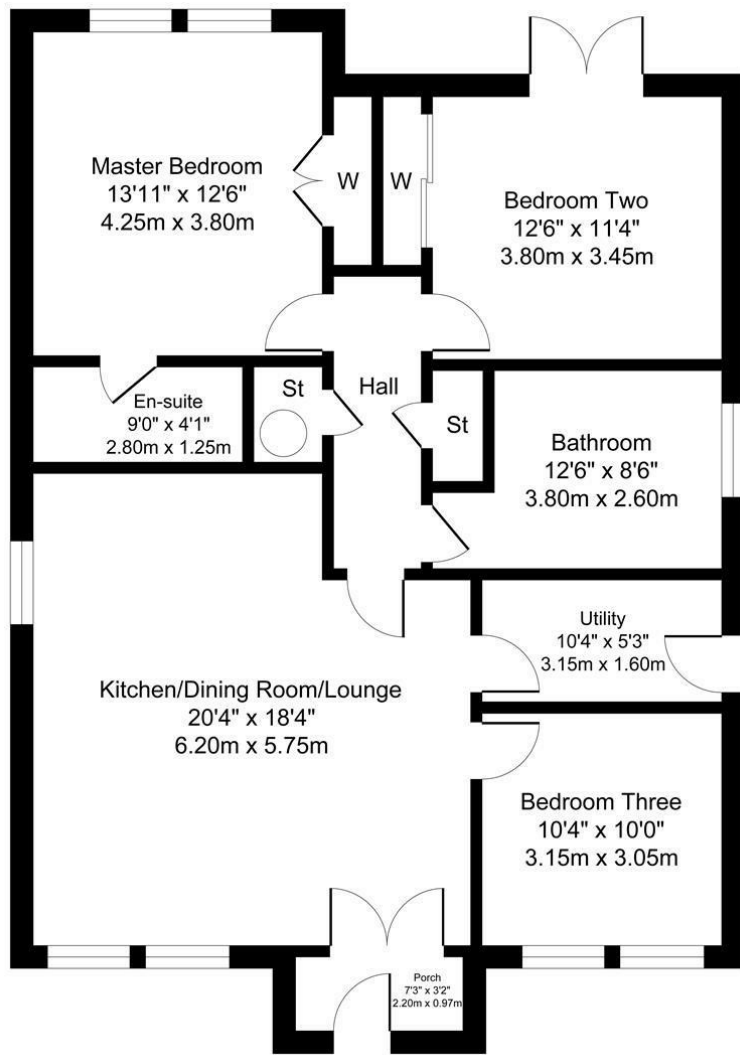
The bungalow is equipped with double-glazed windows throughout and benefits from an air source heating and hot water system with underfloor heating.

Set on a generous plot, the property is surrounded by panoramic countryside views, offering a tranquillity. The exterior features large chipped gardens to both the front and rear, as well as ample off-street parking.

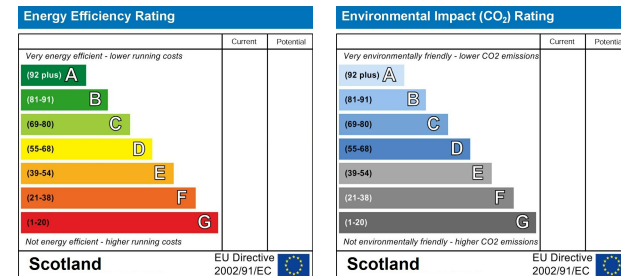
Falconers Lane provides the best of both worlds—luxurious living in a peaceful rural setting, with the amenities of Lanark just a short distance away. Lanark is particularly favoured for its excellent transport links, offering easy access to both Glasgow and Edinburgh. The Edinburgh City Bypass is just a 30-minute drive, while the M74 is only 10 minutes away, making this property ideal for commuters seeking a rural yet connected lifestyle.

This exceptional bungalow is a rare opportunity to enjoy modern comforts in a stunning countryside location.





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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