



AB Properties



21 Woodlands Avenue
, Lanark, ML11 9FF

Offers over £299,995







This luxurious "Severn Style" five-bedroom detached villa is located in the sought-after Heather Lea development within the Redrow estate on the outskirts of Lanark.

Spanning two levels, the ground floor features a welcoming entrance hallway, a convenient WC, a study/fifth bedroom, and a spacious lounge with patio doors leading to the rear garden. The lounge flows into a formal dining room and well-appointed breakfasting kitchen, complete with a breakfast bar and high-quality appliances such as a fridge-freezer, double oven, gas hob, and extractor hood, provides the ideal space for informal dining. A utility room offers additional storage space.

The upper level comprises of a family bathroom and four generously sized bedrooms, with three offering fitted storage. The master bedroom includes an en-suite shower room for added convenience.

The property is heated via gas central heating and double glazed windows are installed throughout.

Externally, a large paved driveway offers ample parking, leading to a double garage. The rear garden is primarily laid to lawn and includes a paved patio area, perfect for outdoor living.

The property is set within the idyllic Royal Burgh of Lanark, where a wide range of schools, shops, amenities, entertainment and recreational facilities can be found. Also, the well-known New Lanark world heritage centre, the famous Lanark golf course and the stunning Lanark Loch are all within close proximity. Lanark is much favoured particularly for those requiring good transport links, local train station and easy access to Glasgow and Edinburgh.





Ground Floor

Lounge	4.70m x 4.41m
Dining Room	2.77m x 4.38m
Kitchen	4.34m x 3.34m
Utility	1.62m x 2.47m
WC	1.96m x 1.13m
Bedroom 5	2.43m x 2.72m
Garage	5.18m x 5.29m



First Floor

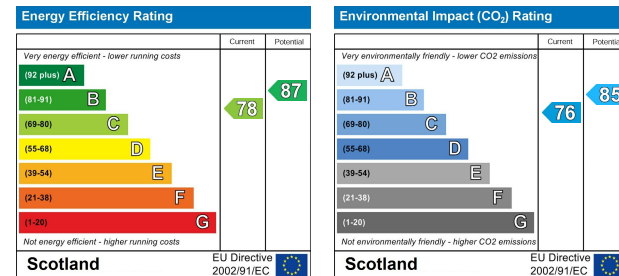
Bedroom 1	4.47m x 3.41m
En-Suite	1.29m x 1.97m
Bedroom 2	3.36m x 3.19m
Bedroom 3	3.25m x 2.66m
Bedroom 4	2.97m x 2.66m
Bathroom	2.52m x 1.69m



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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