



AB Properties



2 Falconers Lane

Cleghorn, Lanark, ML11 8FS

Offers over £369,000



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****CLOSING DATE - TUESDAY 15TH APRIL AT 12 NOON ****

Nestled in a serene rural setting on the outskirts of Lanark, this impressive five-bedroom detached villa offers the perfect blend of countryside tranquillity with the convenience of Lanark's amenities just moments away.

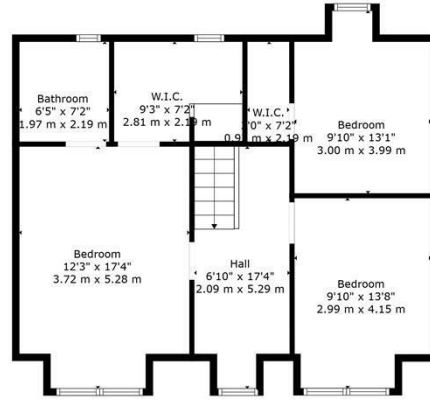
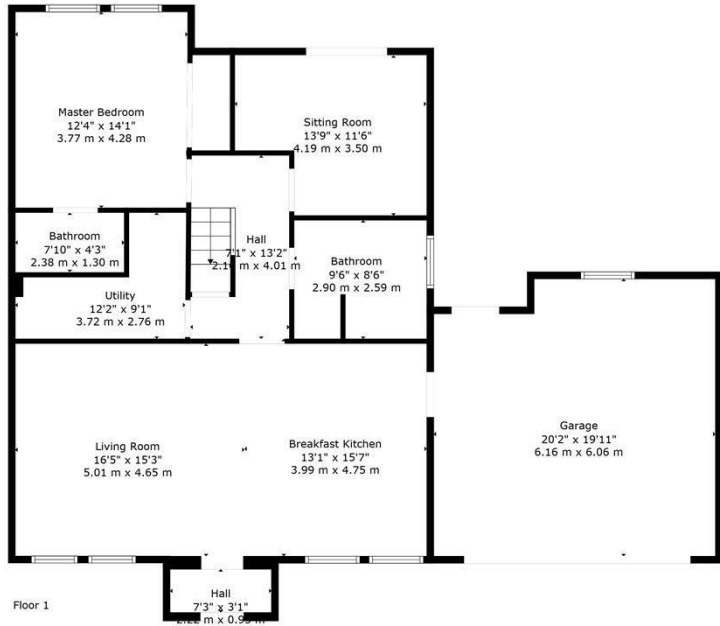
Boasting breathtaking countryside views, this home is designed to provide generous and flexible living space across two levels, ideal for modern family living. The ground floor features a sleek, modern kitchen that flows seamlessly into the spacious lounge, perfect for entertaining and family gatherings. A stylish four-piece family bathroom and a utility room add to the practicality of the home. Two generously sized bedrooms are also located on this level, one of which benefits from fitted wardrobes and an ensuite shower room, while the other offers patio doors to the rear, making it versatile enough to be used as a second sitting room. An integral double garage with underfloor heating adds further convenience.

Upstairs, you'll find the elegant master bedroom, complete with a walk-in wardrobe and ensuite shower room, along with two additional double bedrooms, one of which includes fitted wardrobes.

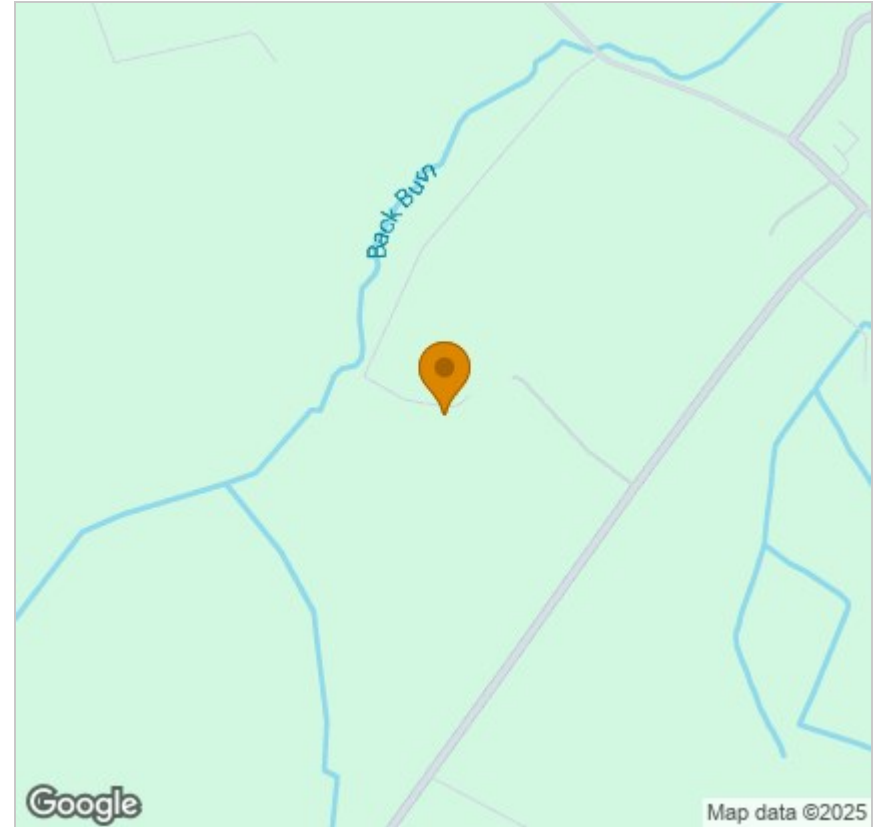
This home is equipped with an air source heat pump, underfloor heating, and double-glazed windows throughout.

The beautifully landscaped gardens have been chipped for low maintenance, and a monoblock driveway to the front provides ample off-street parking.

This exceptional villa is a rare opportunity to enjoy luxurious living in a peaceful countryside setting, with all the benefits of Lanark's amenities right on your doorstep.



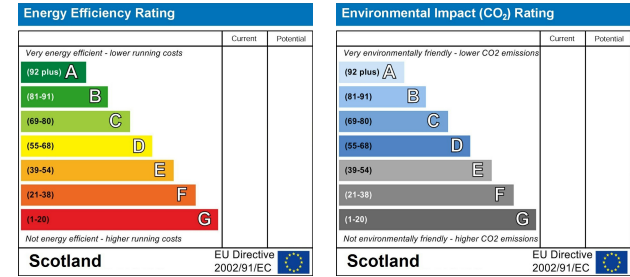
TOTAL: 1733 sq. ft. 161 m²
 FLOOR 1: 1129 sq. ft. 105 m², FLOOR 2: 604 sq. ft. 56 m²
 EXCLUDED AREAS: GARAGE: 383 sq. ft. 36 m², LOW CEILING: 104 sq. ft. 11 m²



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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