



AB Properties

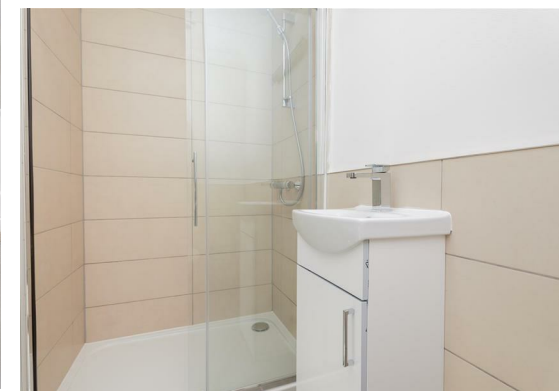
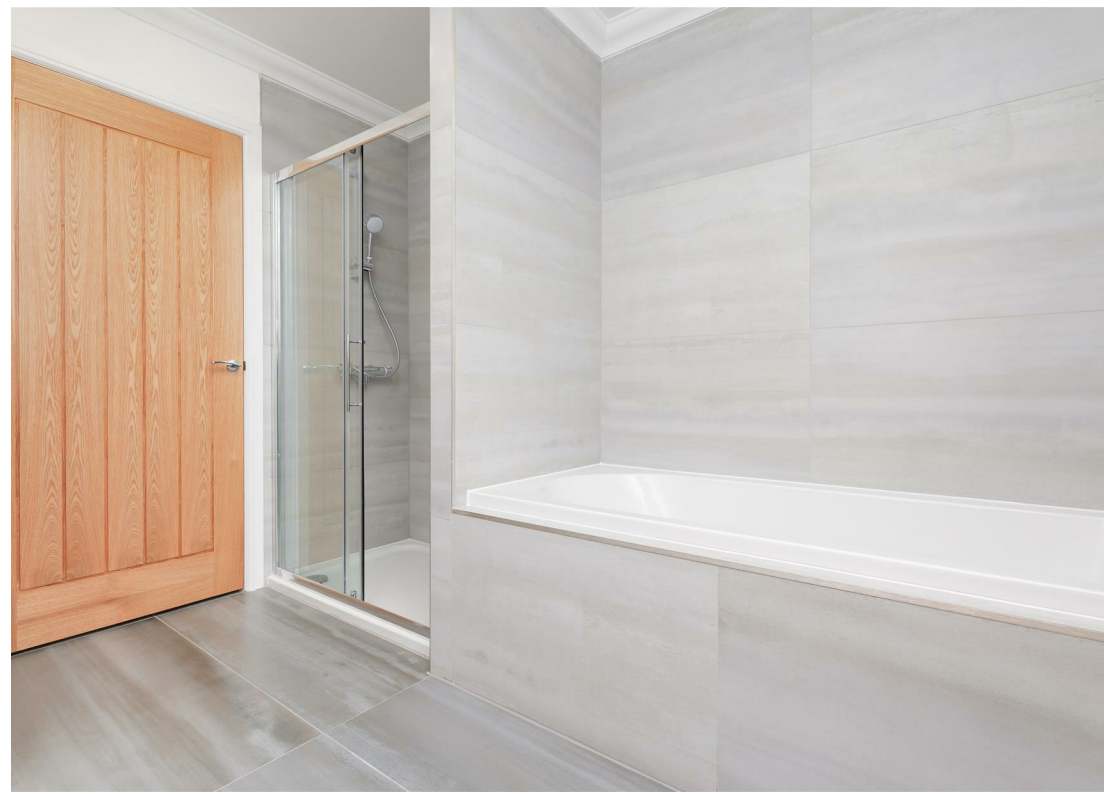


5 Falconers Lane

Cleghorn, Lanark, ML11 8FS

Offers over £269,000







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

Upon entering, a charming entrance vestibule 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, the third bedroom offers flexibility and could also be used as a dining room or second sitting room.

A hallway connects the living areas to a stylish four-piece family bathroom, two large storage cupboards, and two generously sized bedrooms, both benefiting from fitted wardrobes. The master bedroom enjoys the luxury of an ensuite shower room, while the second bedroom features patio doors opening to the enclosed rear garden, offering easy access to outdoor relaxation.

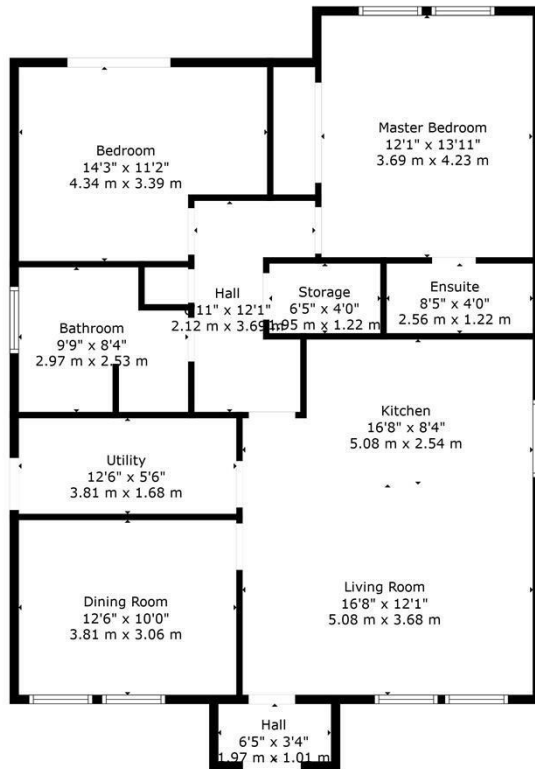
This energy-efficient home features double glazing throughout, an air source heating and hot water system with underfloor heating, and the option to add a detached garage at an additional cost.

Set on a generous plot, the property is surrounded by panoramic countryside views, with chipped gardens to the front and rear and ample off-street parking.

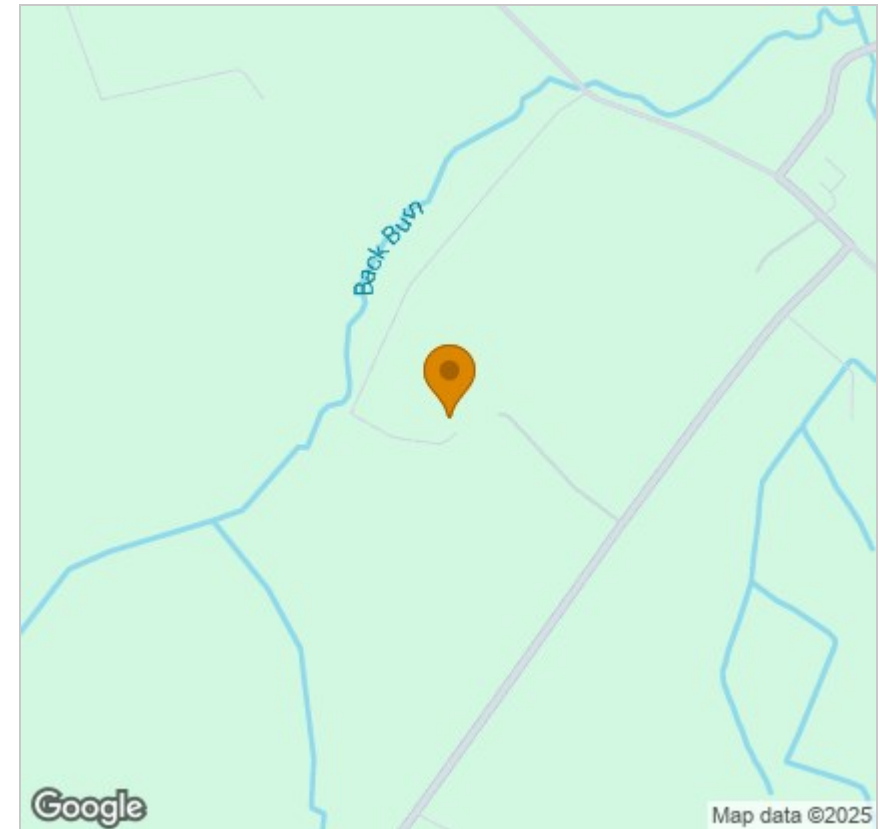
Falconers Lane provides the best of both worlds—luxurious living in a peaceful rural setting, while being just a short distance from Lanark's amenities and excellent transport links. With the Edinburgh City Bypass just 30 minutes away and the M74 only 10 minutes away, this home is ideal for commuters seeking a rural yet well-connected lifestyle.

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

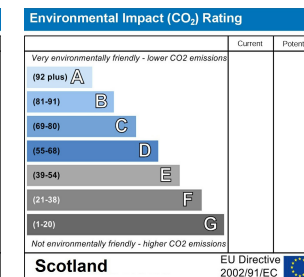
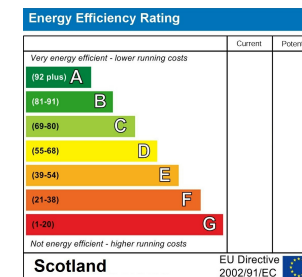




TOTAL: 1097 sq. ft, 102 m2
FLOOR 1: 1097 sq. ft, 102 m2
EXCLUDED AREAS: STORAGE: 26 sq. ft, 2 m2



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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