



AB Properties



6 Grange Court  
Lanark, ML11 7PF

Offers over £399,995







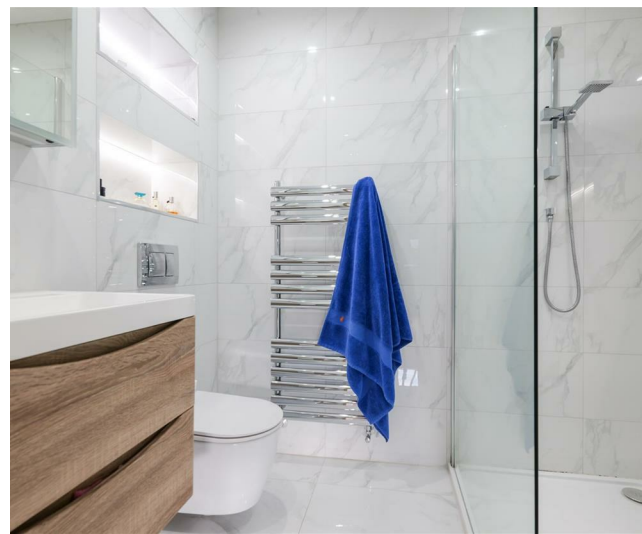
Located within a popular cul-de-sac in Lanark, this detached split-level bungalow offers spacious and versatile accommodation, perfectly suited to modern family living.

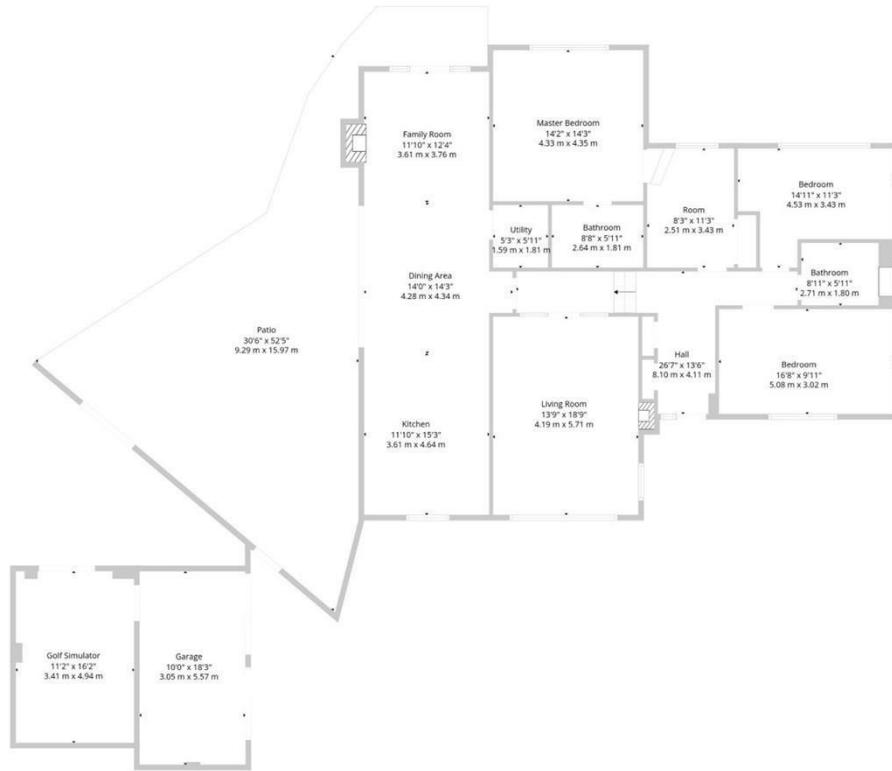
The home is entered via a welcoming L-shaped hallway with two storage cupboards, leading to a bright formal lounge enhanced by a large picture window that floods the space with natural light. A log-burning stove creates a warm and inviting focal point to the room. A short flight of stairs gives access to the magnificent full-length kitchen, which is open plan to a dining area and a cosy sitting area. The dining space benefits from patio doors opening to the garden, while the sitting area is further complemented by French doors and a second log-burning stove. The kitchen itself has been fitted to an exceptional standard, incorporating a gas hob, mid-height oven, microwave, coffee machine, fridge-freezer, large wine cooler, and dishwasher, with a useful utility room providing additional space for appliances.

The accommodation is completed by a modern shower room, two well-proportioned bedrooms, and a master suite with its own en-suite shower room. A separate flight of stairs leads from the master to a private dressing room, offering excellent storage and flexibility.

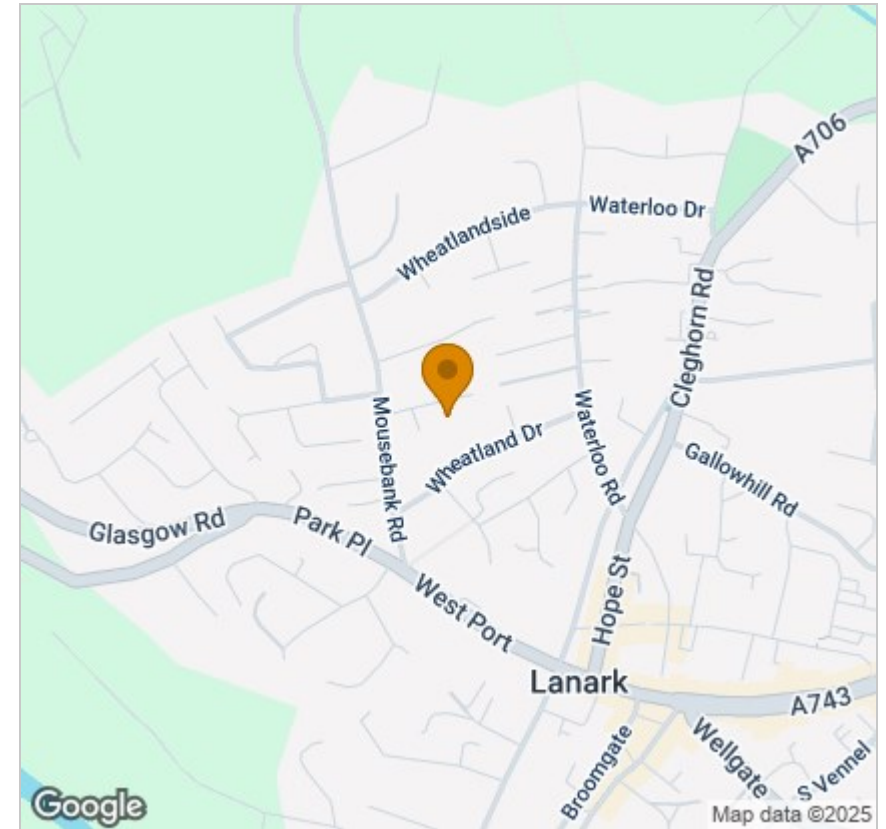
Externally, the property features an extensive driveway providing ample off-street parking and a double garage, currently utilised as a games room/ cinema room. The rear garden has been primarily laid with porcelain tiles to form a stylish patio area, perfectly designed for outdoor entertaining, alongside a well-kept astro-turf lawn. A modern outhouse, currently used as a bar, adds further appeal.

The property is heated via gas central heating and benefits from double-glazed windows throughout.

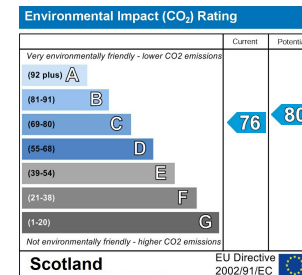
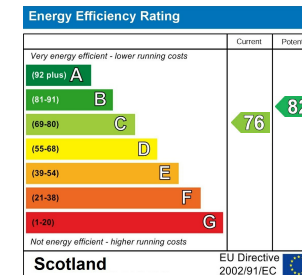




**TOTAL: 1878 sq. ft, 175 m2**  
**FLOOR 1: 1878 sq. ft, 175 m2**  
 EXCLUDED AREAS: UTILITY: 31 sq. ft, 3 m2, PATIO: 804 sq. ft, 75 m2, GARAGE: 183 sq. ft, 17 m2,  
 FIREPLACE: 8 sq. ft, 1 m2, WALLS: 160 sq. ft, 14 m2



## 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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