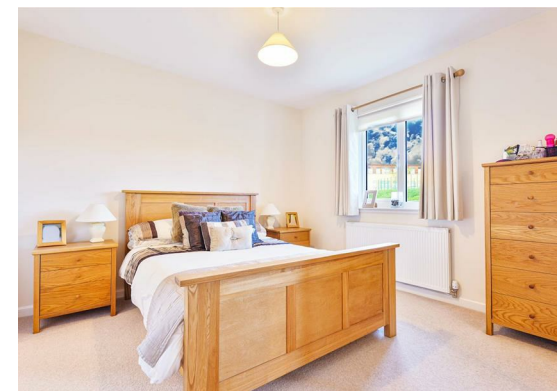




9 Maple Gate
Lanark, ML11 9FW

Offers over £370,000







Situated within a popular residential area in Lanark is Maple Gate, an impressive and extended five-bedroom family home occupying an enviable corner plot, tucked away at the end of a peaceful cul-de-sac.

Accommodation is set over two levels, with the ground floor comprising a welcoming entrance hallway and a formal lounge featuring a beautiful bay window that floods the room with natural light. To the rear lies the modern kitchen and dining area, complete with a range of integrated appliances including a fridge-freezer, mid-height oven, eye-level microwave, dishwasher, gas hob, and extractor hood. A convenient breakfast bar offers the perfect space for informal dining. The adjoining utility room provides additional space for appliances and access to the integral double garage. Off the kitchen, a lovely sitting area with dual-aspect windows overlooks the rear garden — a charming and versatile addition to the home. The ground floor is completed by a formal dining room and a convenient WC with a storage cupboard.

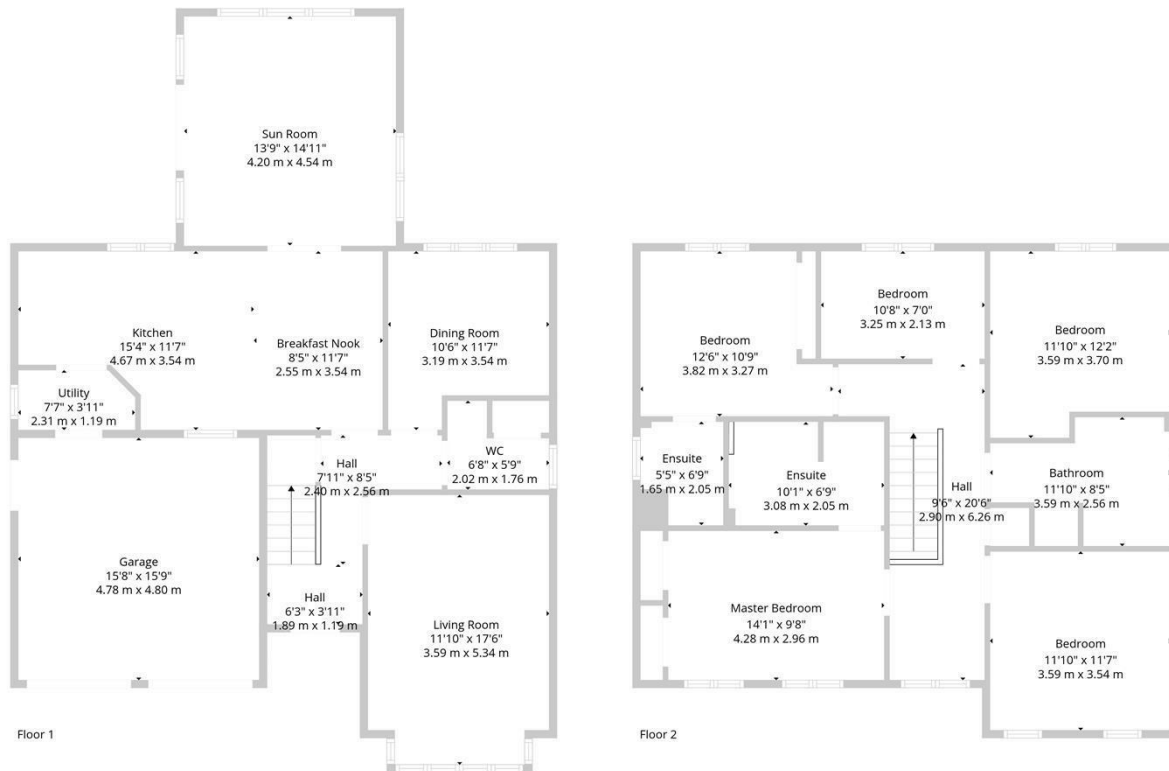
Upstairs, a bright and spacious landing with storage leads to a four-piece family bathroom and five generously sized bedrooms. The master bedroom enjoys dual windows allowing for plenty of natural light, fitted storage, and a luxurious ensuite bathroom featuring “his and hers” sinks. The second bedroom also benefits from fitted storage and an ensuite shower room.

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

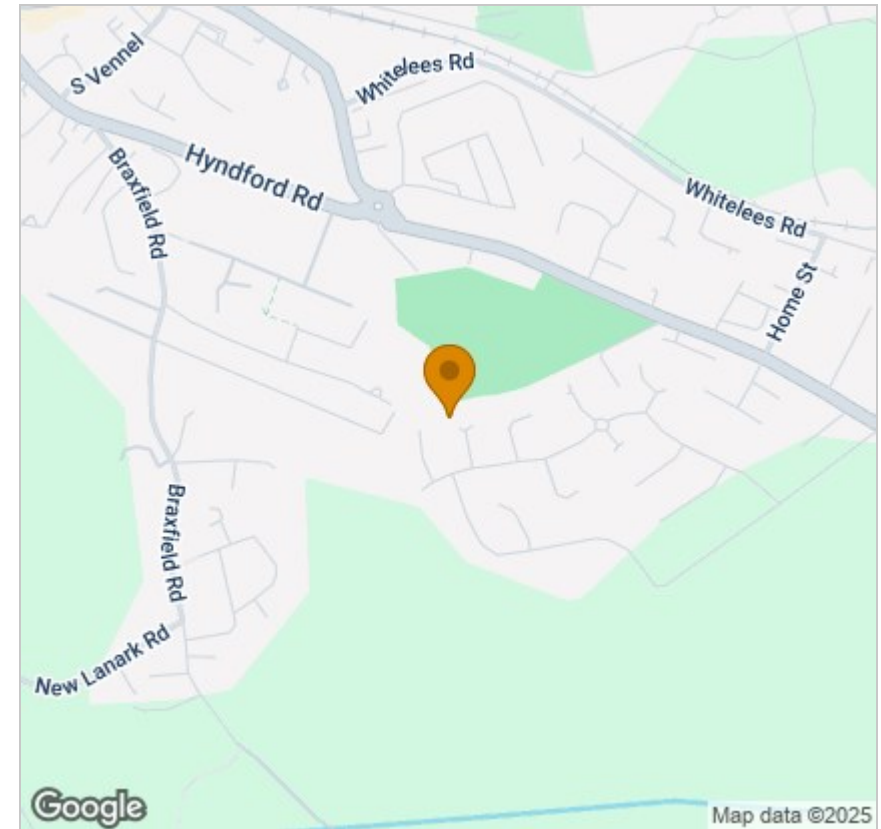
Externally, the home offers a well-kept front lawn and a monoblock driveway providing access to the double garage. The fully enclosed rear garden is primarily laid to lawn and features a stylish paved patio area — perfect for outdoor entertaining.

This deceptively spacious family home occupies a prime position within the development, enjoying a quiet cul-de-sac setting on the edge of this sought-after residential area.

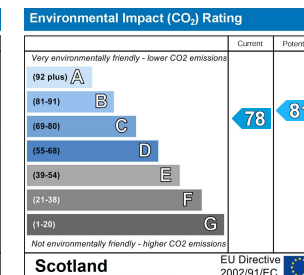
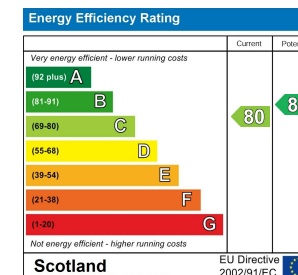




TOTAL: 1915 sq. ft, 178 m2
FLOOR 1: 915 sq. ft, 85 m2, FLOOR 2: 1000 sq. ft, 93 m2
EXCLUDED AREAS: GARAGE: 247 sq. ft, 23 m2, UTILITY: 28 sq. ft, 3 m2, WALLS: 169 sq. ft, 15 m2



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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