



AB Properties



2 Shodshill Mill Farm
Lanark, ML11 8NT

Offers over £275,000



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**** CLOSING DATE - FRIDAY 28TH NOVEMBER AT 12 NOON****

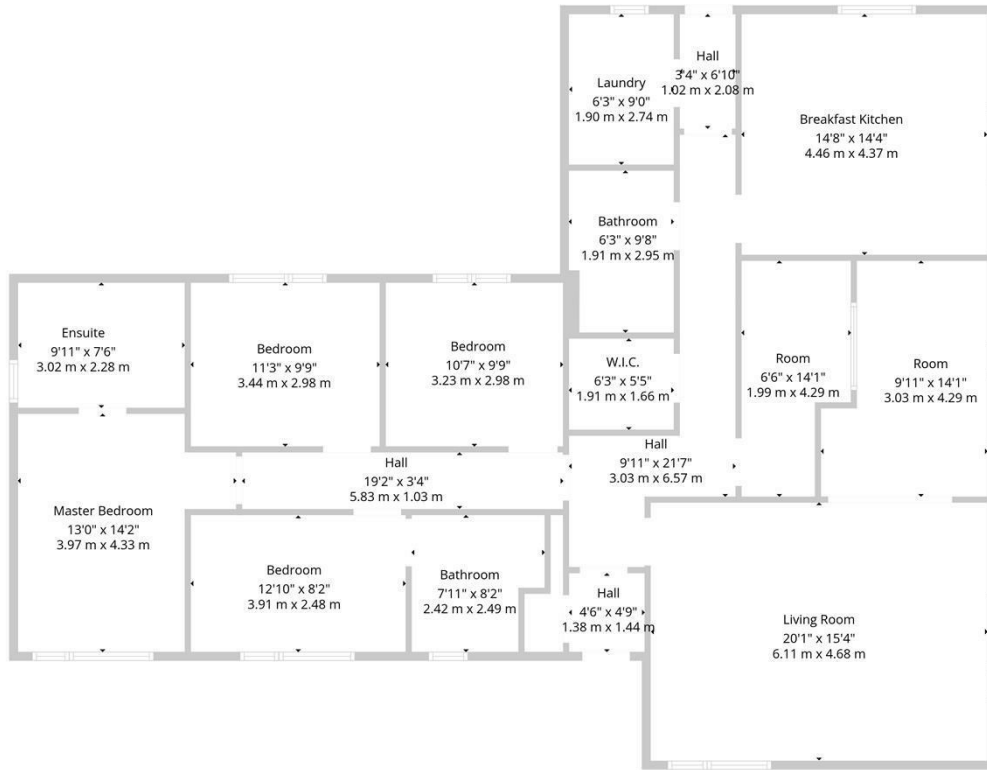
This spacious four-bedroom detached bungalow is set within a desirable semi-rural location on the outskirts of Lanark, offering peace, privacy, and breathtaking views over the surrounding countryside. The home provides generous and versatile accommodation throughout, perfectly suited to a range of buyers seeking tranquil living within easy reach of nearby amenities.

The accommodation comprises of a entrance vestibule leading into a welcoming reception hallway and a bright dual-aspect lounge with an archway flowing through to the formal dining room. The kitchen is positioned at the rear of the property and is complemented by a useful nearby utility room. This section of the home is further served by a family bathroom and a box room.

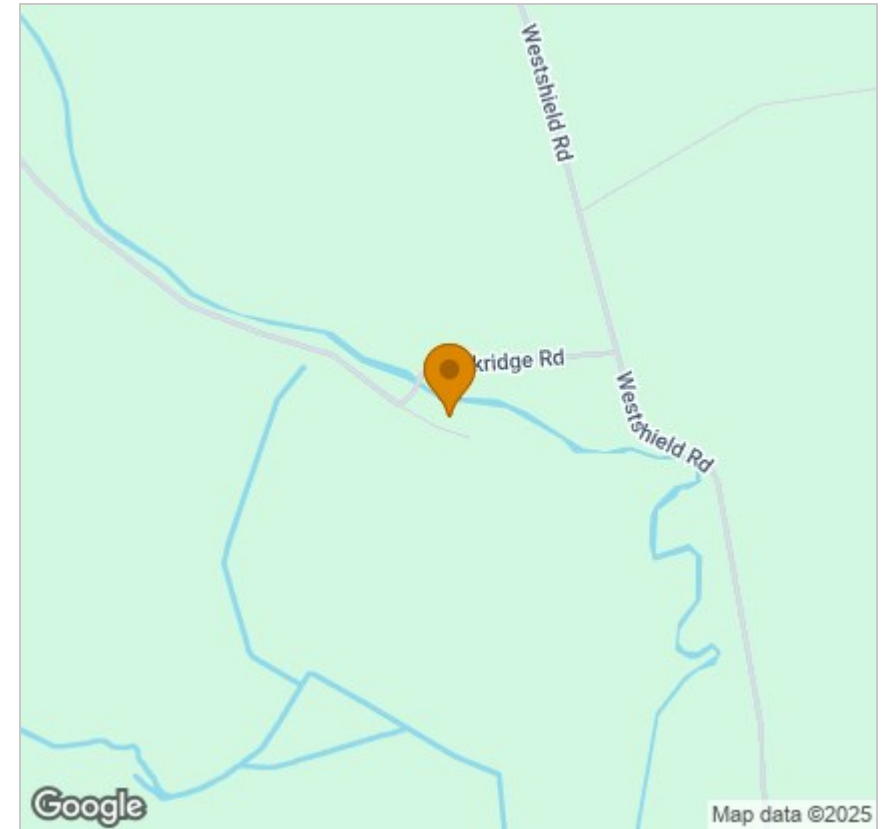
A secondary hallway gives access to four well-proportioned double bedrooms. The master bedroom enjoys the luxury of a four-piece en-suite bathroom, while the second bedroom also benefits from its own en-suite shower room, ideal for guests or extended family.

The gardens to the front are framed by a charming stone dyke wall and feature mature herbaceous borders and evergreens. The lawn stretches along the side of the property towards the river at the foot of the garden, offering a truly picturesque setting. To the rear, the outdoor space has been thoughtfully hard-landscaped to include both a patio and a decking area. A large driveway provides ample parking for multiple vehicles.

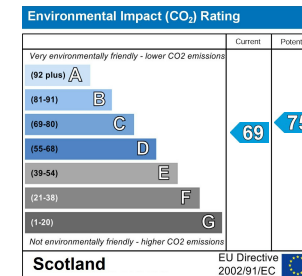
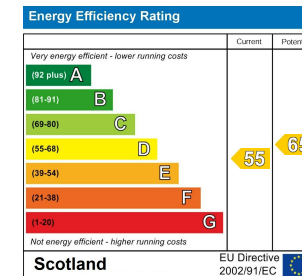




TOTAL: 1800 sq. ft, 167 m2
 1st Floor: 1800 sq. ft, 167 m2
 EXCLUDED AREAS: WALLS: 103 sq. ft, 10 m2



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.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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