



RE/MAX
CLYDESDALE & TWEEDDALE

209 Riverside Road, Kirkfieldbank – ML11 9JJ

Offers Over £305,000

209 Riverside Road

Kirkfieldbank, Lanark

Deceptively spacious, traditional, terraced villa offering an abundance of beautifully presented accommodation with spectacular views and garden grounds down to the river and beyond.

The charming property has been lovingly restored and renovated by both current and previous owners turning this former schoolmasters house into a wonderful family home. Spacious apartments with a flexible layout including, large reception hall, cloaks W.C, two well-proportioned public rooms, dual aspect breakfasting kitchen, five double bedrooms, stylish shower room and family bathroom. An exacting specification is on offer with quality carpets and floor coverings, double glazing and oil central heating to ensure true walk in style conditions.

The premier position with panoramic views to the River Clyde has been enhanced by well-tended, landscaped, garden grounds including an expansive terraced entertaining area. The property further benefits from cellar area and owners can enjoy fishing rights. The current owners have recently replaced the roof tiles at significant expense and added the woodburning stove to the lounge adding to the country charm of the home.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

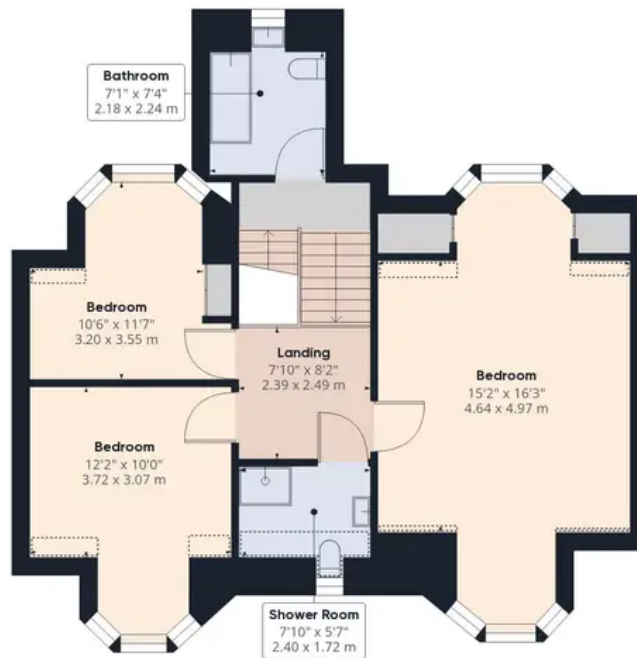
- Mid-terrace Villa
- Two Public Rooms
- Five Bedrooms
- Well-tended Garden Grounds
- Views Of The River Clyde







Ground Floor



Floor 1

Approximate total area⁽¹⁾

1816.21 ft²

168.73 m²

Reduced headroom

33.49 ft²

3.11 m²

(1) Excluding balconies and terraces

⊞ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



RE/MAX Clydesdale & Tweeddale

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