



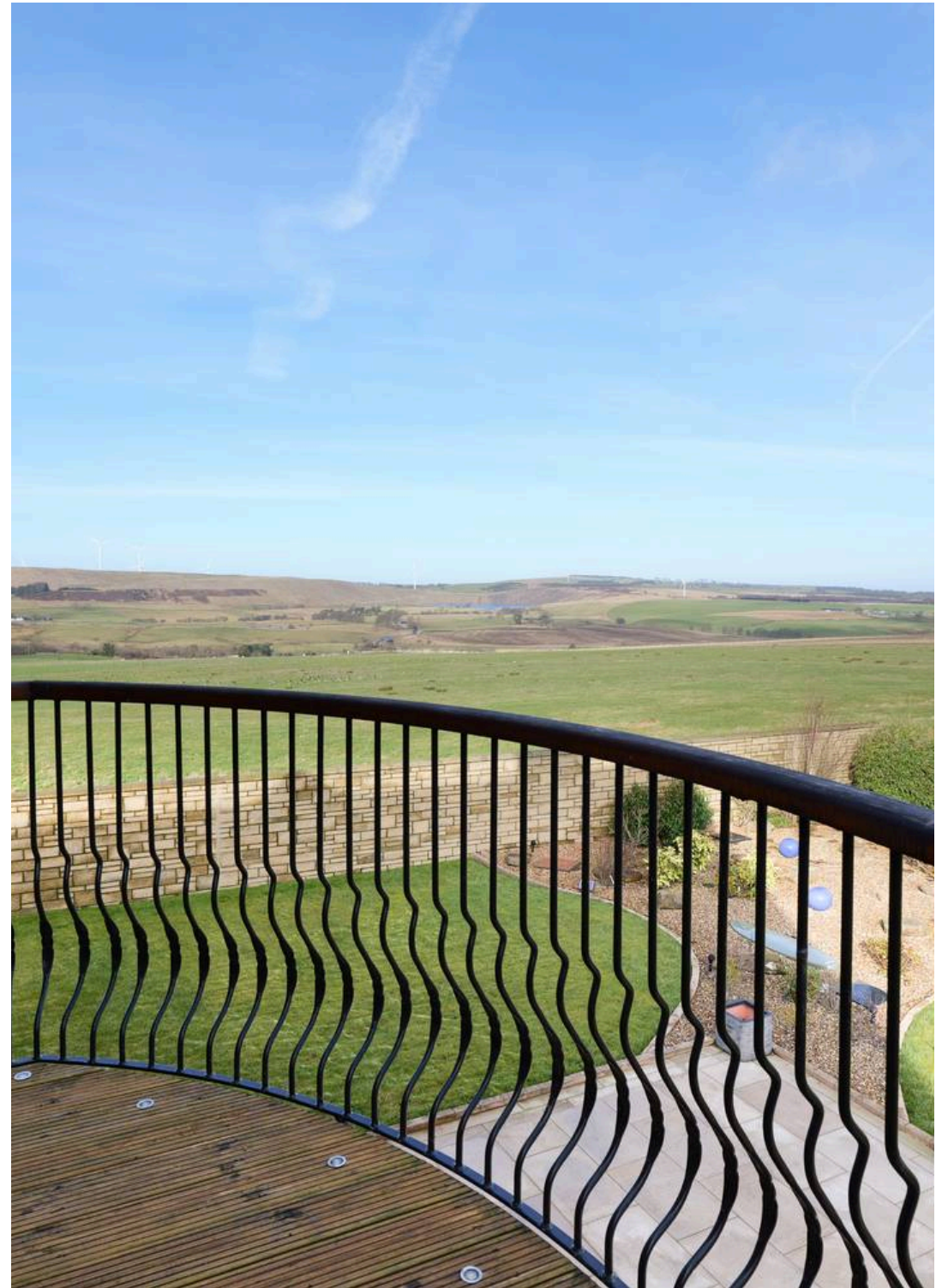
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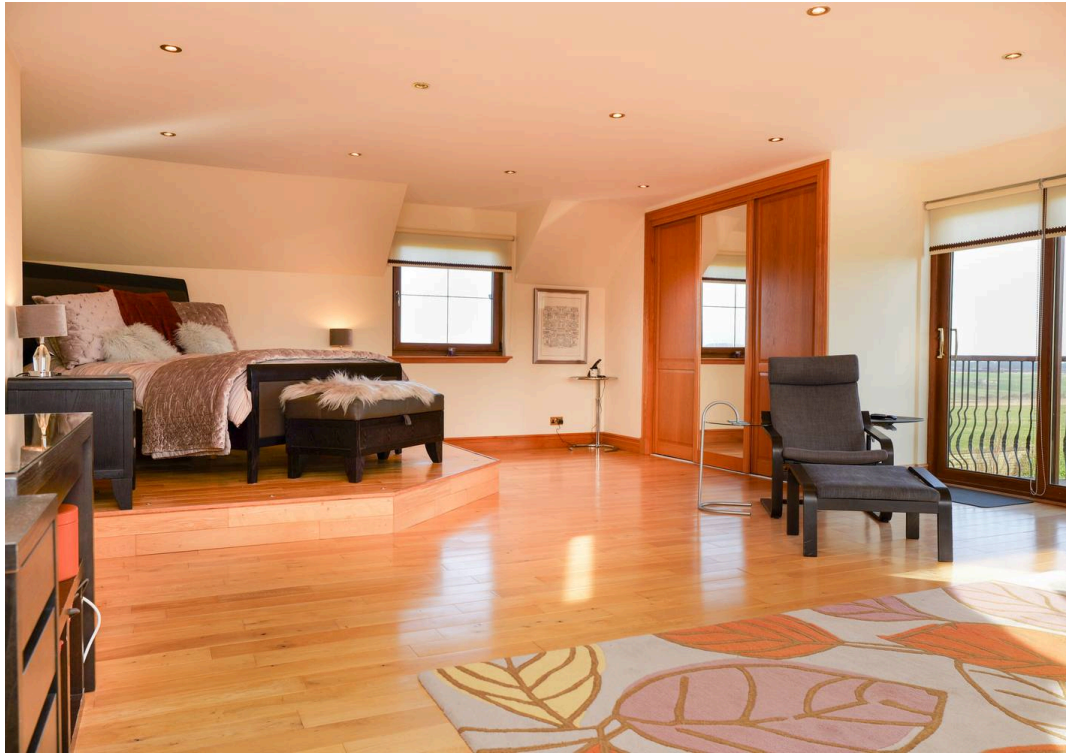
Ponfeigh View, Sandilands
Offers Over £560,000 EPC Rating C

Ponfeigh View

Sandilands

Situated in the rural setting of Sandilands just a short drive from the historic market town of Lanark, Ponfeigh View is an individually designed, five bedroom, luxury family home of over 330m². The house sits in an elevated position and enjoys beautiful open country views whilst only being a short drive to the M74 benefitting from excellent transport links across the central belt and beyond. Built in 2005 and upgraded in recent years by the current owners this beautiful family home offers flexible living accommodation over two floors. The home is entered from the front through an entrance vestibule into a grand entrance hallway with wrought iron and oak staircase which splits two ways on the half-landing. To the left is a spacious lounge which is naturally bright thanks to five twin aspect windows. A log burning stove provides an attractive focal point to the room and adds to the country charm of the home. To the right is a well-proportioned dining room laid to attractive oak flooring which also continues throughout most of the ground floor. The kitchen is modern and stylish with a good range of base and wall mounted storage complimented by quality integrated appliances and a slot-in range cooker. Off the kitchen is an open plan lounge with patio door which open to the side terrace. Off the other side of the kitchen is a useful utility room which in turn leads to the large double integral garage. The ground floor is completed by a double bedroom currently utilised as a study, rear vestibule and recently remodelled shower room finished in a contemporary style. On the first floor a gallery style landing provides access to four large bedrooms. The master suite is a real key feature of the home. Measuring over 43m² this stunning room has an elevated bed platform, an abundance of built in storage and patio doors which open to a balcony with panoramic open country views. This room also benefits from an en-suite bathroom which has again been recently renovated in a contemporary style. The first floor is completed by an additional en-suite bathroom and family bathroom. Externally the property has been beautifully landscaped with stonewall boundaries and galvanised steel electric gated entrance with large monobloc driveway providing an abundance of off street-parking and providing access to not only the integral double garage but the additional separate double garage with sunroom which the current owner has constructed to the side of the property. Additional areas of grass lawn, sandstone patios and artificial lawn make up a truly stunning and low-maintenance garden. The property further benefits from underfloor heating and EV charging points in both the integral and double garages. This property has to be viewed to fully appreciate the standard of finish and stunning rural location.







Ground Floor



Floor 1

Approximate total area⁽¹⁾

3871.48 ft²

359.67 m²

Balconies and terraces

76.42 ft²

7.1 m²

Reduced headroom

80.43 ft²

7.47 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



RE/MAX Clydesdale & Tweeddale

Remax, 2 High Street – ML11 7EX

01555 666990

lanark@remax-clydesdale.net

www.remax-scotland.net/estate-agents/clydesdale

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