



3 Bruce Gardens

Cleghorn, Lanark

3 Bruce Gardens sits within the prestigious Jerviswood Park development at Cleghorn. Built in 2010, this immediately impressive villa offers well proportioned, flexible family accommodation and has been built to an exceptional standard. The doors, facings and skirting are all solid wood and there are fully reversible double glazed timber frame lockable windows. The internal doors on the ground floor are partly glazed, allowing natural light to flow throughout. The ground floor accommodation comprises; entrance vestibule with cloaks W.C, a bright reception hallway, formal lounge at the front of the house linking to a well-proportioned open plan dining room/kitchen to the rear and a utility room with a connecting door to the integral garage. The fitted kitchen has a range of high quality units and a wide range of integrated appliances by AEG and Electrolux. On the first floor there are four double bedrooms (two with en-suites) a fifth, single bedroom or study and a family bathroom. The master bedroom has a Juliet balcony. The bathroom and en-suites have fitted furniture, tiled flooring and heated towel rails. The villa is set in neat, mainly lawned gardens with a paviour driveway providing off street parking and leading to an integral single garage with remote control door. The rear garden is enclosed by timber fencing with attractively landscaped composite decking.

The picturesque village of Cleghorn is set on the northeastern outskirts of the market town of Lanark, with easy access to a wide range of excellent local facilities including good schooling, shopping and transport facilities. Lanark offers a wide range of professional, leisure and retail services, primary schooling and first class secondary schooling at Lanark Grammar School. There is also a local primary school at Carstairs. Private schooling is available at Hamilton College (17 miles) or in Edinburgh and Glasgow. Cleghorn enjoys easy access to both Glasgow and Edinburgh both by road and by rail from Lanark, as well as to the M8 corridor. It is ideally placed for combining commuting with living close to picturesque countryside. Nearby New Lanark, internationally recognised as a World Heritage Site, is a beautifully restored 18th century cotton mill village close to the Falls of Clyde and is still a working community, attracting visitors from all around the world.

EPC rating - B







Ground Floor



Floor 1

Approximate total area⁽¹⁾

1710.38 ft²

158.9 m²

(1) Excluding balconies and terraces

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.

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