



RE/MAX
CLYDESDALE & TWEEDDALE

141 Hyndford Road, Lanark
Offers Over £340,000

141 Hyndford Road

Lanark



Situated in the heart of the historic market town of Lanark, 141 Hyndford Road is a deceptively spacious, four bedroom, two public room, detached sandstone villa. This charming family home sits within beautifully well-tended gardens and offers panoramic views over open countryside to the front towards Tinto Hill in the distance. The property is entered from the front through an entrance vestibule into a spacious and welcoming entrance hallway which gives access to the principal ground floor accommodation. To the left is a spacious lounge with beautifully ornate marble fireplace and a large bay window with views to the front. To the right is a second sitting room which could be utilised as a separate dining room. The kitchen provides dining space and has a wide selection of base and wall mounted storage and a "Belfast style" sink and range cooker adding to the country charm of the home. Off the kitchen is a large utility room which offers additional storage space and laundry facilities. Access can also be gained from here to the rear garden. To the rear of the house is a large conservatory which has been recently re-roofed and still comes with the remaining warranty. The ground floor is completed by a W.C shower room and double bedroom.

On the first floor the family bathroom can be found off a half landing. This bathroom has a suite comprising, W.C, bath with shower above and wash hand basin. The remaining accommodation on the first floor comprises, three well-proportioned double bedrooms and a box room off the hall.

Externally the beautifully well-tended gardens offer a selection of seating areas, lawn and well-stocked borders with off-street parking available at the rear in addition to the large garage with workshop. This building houses the properties 15 solar panels which were fitted in 2011 benefitting from a 25 year index linked tariff which is generating approx. £1,800 per annum as well as providing reduced electricity bills.

This wonderful family home effortlessly blends many traditional features with modern comforts and needs to be viewed to be fully appreciated.

EPC Rating - C







Ground Floor Building 1



Floor 1 Building 1



Approximate total area⁽¹⁾

2140 ft²

199 m²

Reduced headroom

27 ft²

2.5 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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