



RE/MAX
CLYDESDALE & TWEEDDALE

8 Kairnhill Court, Lanark
Offers Over **£449,000**

8 Kairnhill Court

Lanark



Situated in a popular residential location within the historic market town of Lanark, 8 Kairnhill Court is a deceptively spacious and recently refurbished family home, positioned within spacious garden grounds with fantastic panoramic views over the Clyde Valley whilst only being a short walk into town.

The property is entered from the front through a large entrance vestibule into a welcoming split-level hallway. The real hub of the home is the wonderfully spacious, modern and stylish dining kitchen with open plan living area. This room has a long expanse of twin aspect window formations with truly stunning views. The lounge is again generous in size with a split-level dining area and a gas fire providing an attractive focal point to the room. The current owners converted what was the double garage to create a wonderfully spacious bedroom with living area and en-suite shower room. The upper ground floor is completed by a W.C and utility room which provides access to the side garden.

On the lower ground floor there three double bedrooms. The master bedroom benefits from a dressing area and en-suite shower room. The family bathroom has also been re-modelled with a stylish suite comprising, W.C, wash hand basin, bath and separate shower cubicle. This floor is completed by a second sitting room which could offer potential for a fifth guest bedroom or study. This room provides access to the garden.

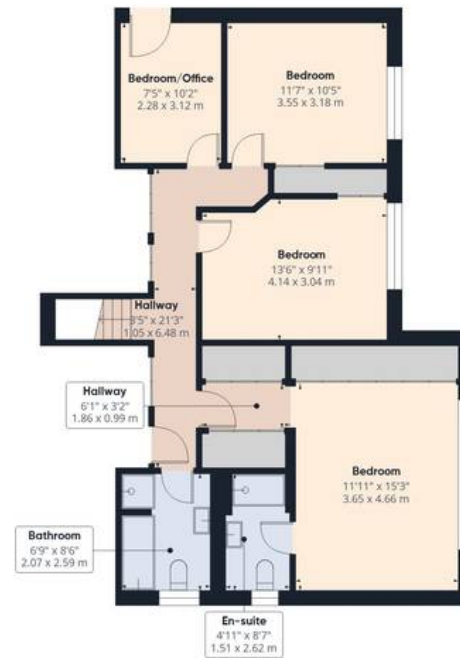
The current owners have not only re-modelled internally but the garden grounds have also been significantly renovated to create a beautiful outside space from which to enjoy the views. A new terrace to the side houses a large cabin which is currently utilised as an outdoor bar and games room with the option for use as a gymnasium too. New fencing and high hedging offer excellent privacy and to the front additional parking has been installed providing an abundance of off-street parking.

This home is a real gem tucked away in this popular cul-de-sac and viewing in person is highly recommended to appreciate the space and standard of finish on offer.

EPC Rating - C







Floor 0 Building 1

Approximate total area⁽¹⁾

2248 ft²

209 m²



Floor 1 Building 1

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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