



9 Cleghorn Lea

Lanark

Beautifully presented and deceptively spacious, this four bedroom, semi-detached property offers flexible living accommodation over three levels. The home is situated in a popular residential location in the heart of Lanark, close to the town centre and local amenities.

The property is entered from the front with the ground floor comprising of a welcoming entrance vestibule, a bright and spacious lounge with large storage cupboard and a handy W.C. One of the key features of this home is the modern and stylish kitchen, which is open plan to a dining area, with French doors opening onto the rear garden and skylights providing the room with excellent natural light. The kitchen has been fitted with a range of appliances including an electric oven, gas hob, extractor hood, fridge-freezer and dishwasher.

The first floor provides two generous double bedrooms, one of which includes mirrored sliding wardrobes, along with a stylish family bathroom with a shower over the bath.

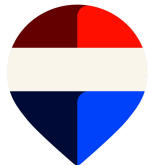
The second floor comprises of the master suite, featuring mirrored sliding wardrobes and an ensuite shower room. Additionally, there is a single bedroom with a fitted storage cupboard.

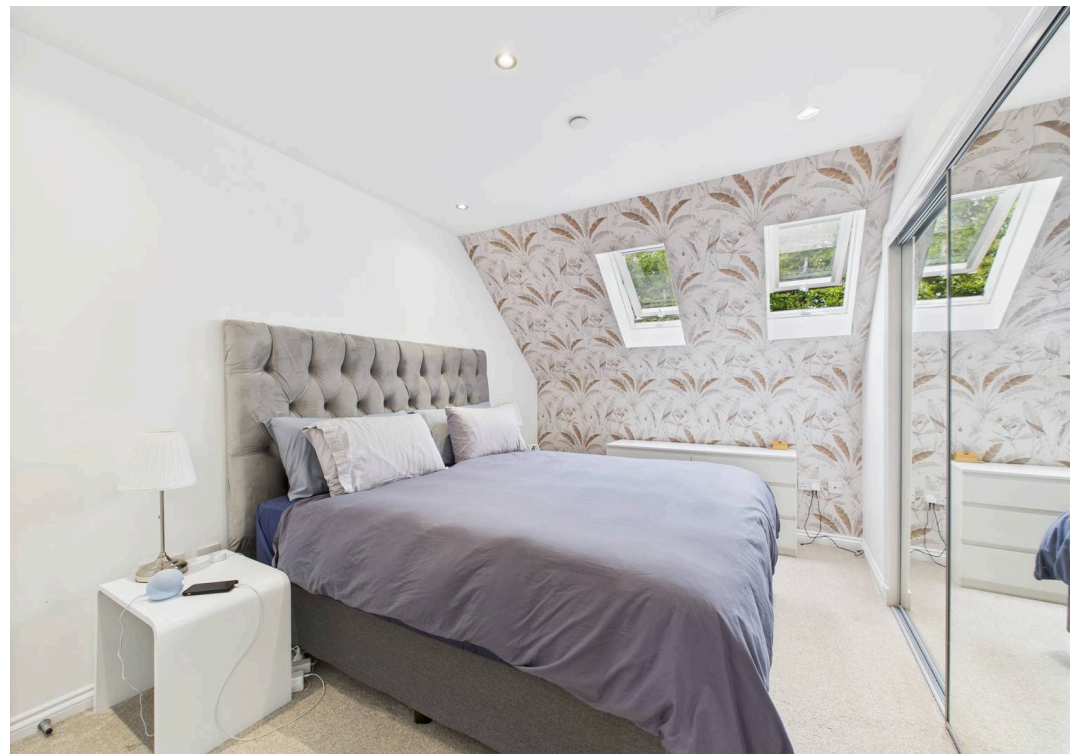
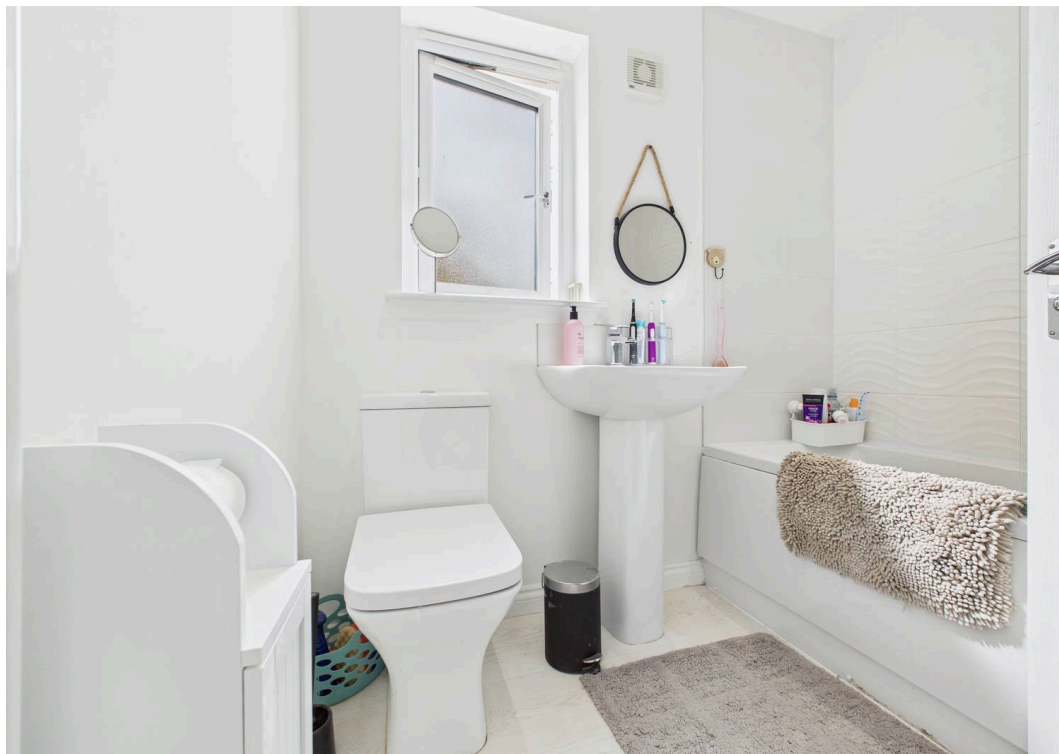
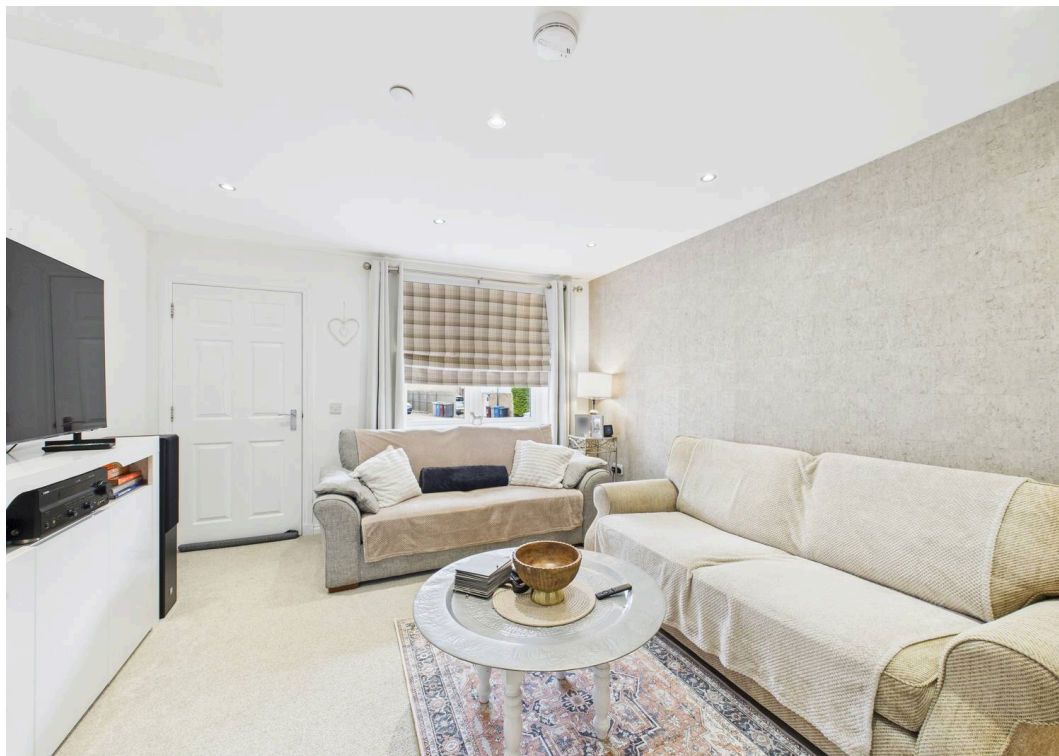
Further benefits include gas central heating and double glazed windows are installed throughout.

Externally, to the front there is a lawn and a monobloc driveway offering ample off-street parking. The enclosed rear garden is split between lawn and timber decking.

EPC Rating - B

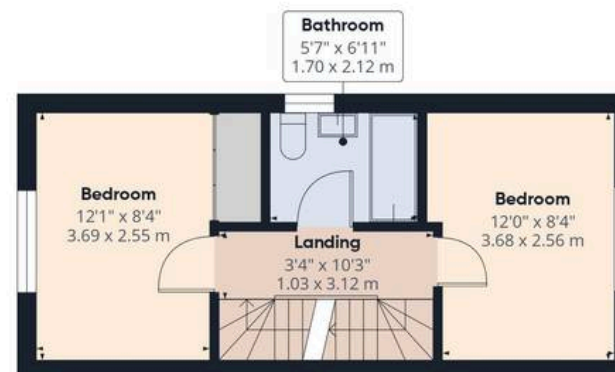
- Semi-detached Villa
- Four Bedrooms
- Gas Central Heating
- Double Glazing
- Monobloc Driveway







Floor 0



Floor 1



Floor 2

Approximate total area⁽¹⁾

954 ft²

88.5 m²

Reduced headroom

12 ft²

1.2 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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

GIRAFFE360



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