



3 Grange Court

Lanark

Individually designed, contemporary family home situated within a sought after cul-de-sac location in the popular market town of Lanark. This substantial and deceptively spacious property occupies a generous plot and offers flexible living accommodation arranged over three split level floors. It's been the clients family home for many years and they extended the property some time ago to accommodate themselves and their five children comfortably.

The property is entered from the front into a welcoming, half landing hallway with stairs leading to the ground and first floor. The house has been designed with most of the living accommodation on the first floor with large feature windows providing excellent views over the surrounding gardens. The first floor comprises; spacious lounge, dining room, kitchen, separate utility room and double bedroom. Off the landing is a spiral staircase which leads to a wonderfully spacious double bedroom with en-suite shower room and great built-in storage.

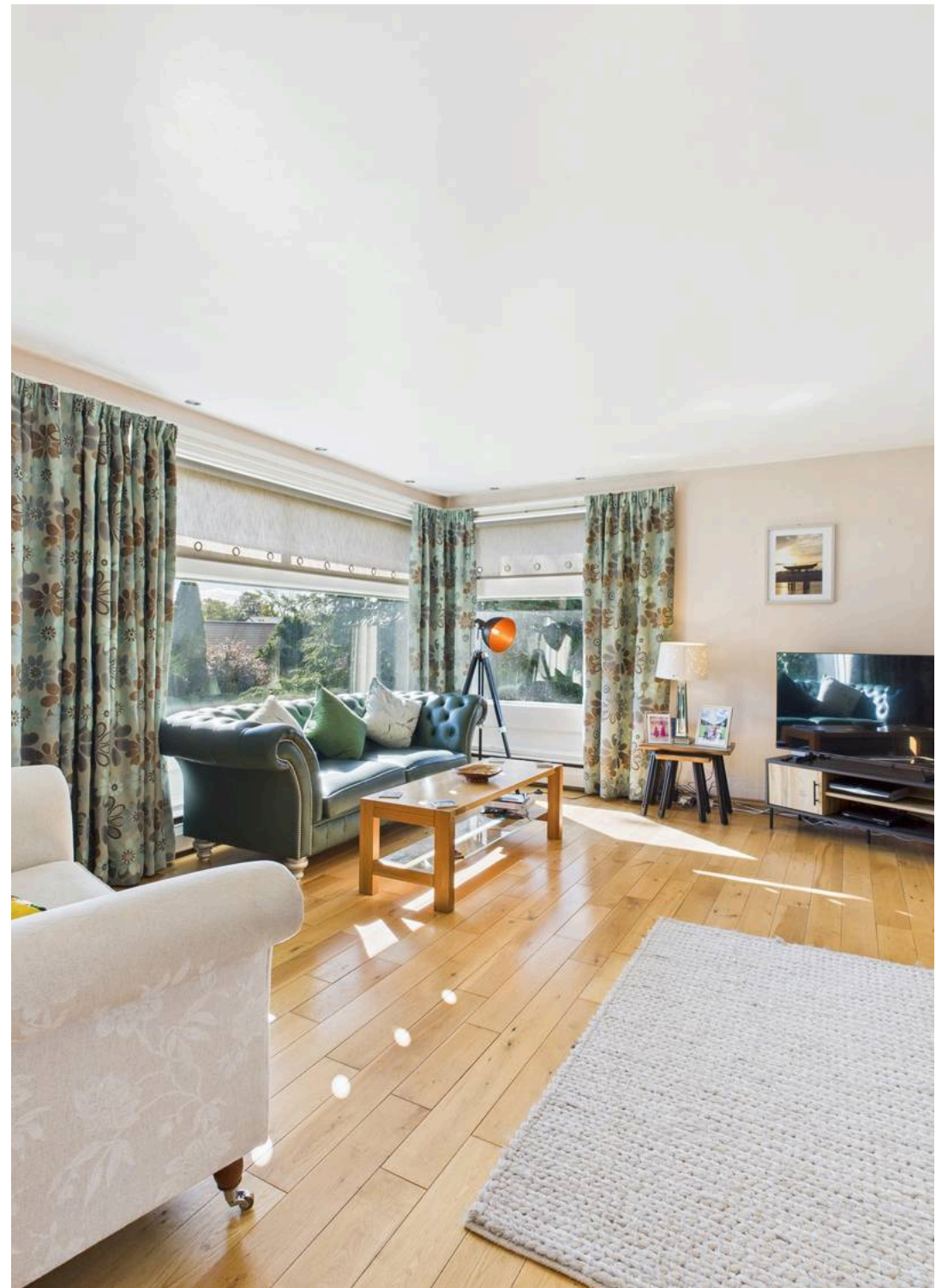
On the ground floor there are three well-proportioned bedrooms with one en-suite shower room, family bathroom and large conservatory which gives access to the rear garden.

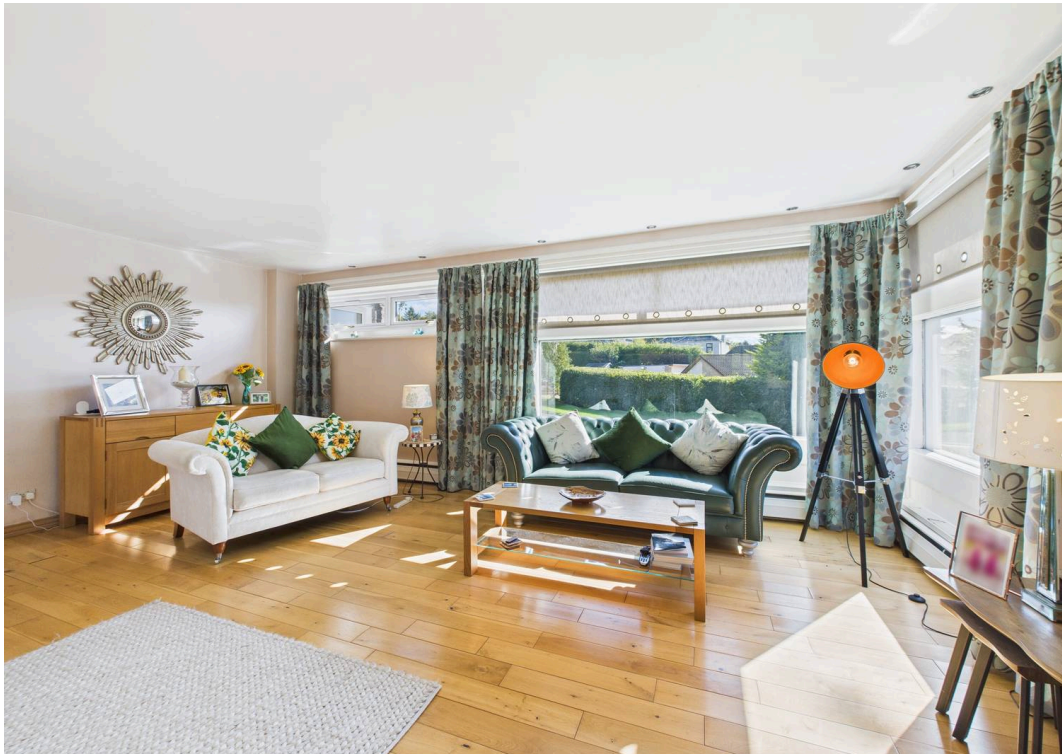
Externally there are mature, well-tended, gardens with a terrace, patio area and lawn bound by well stocked plant and shrub borders. A driveway to the front provides off-street parking and gives access to twin garages.

The home is deceptively spacious and can only be fully appreciated by internal viewing.

EPC Rating - D

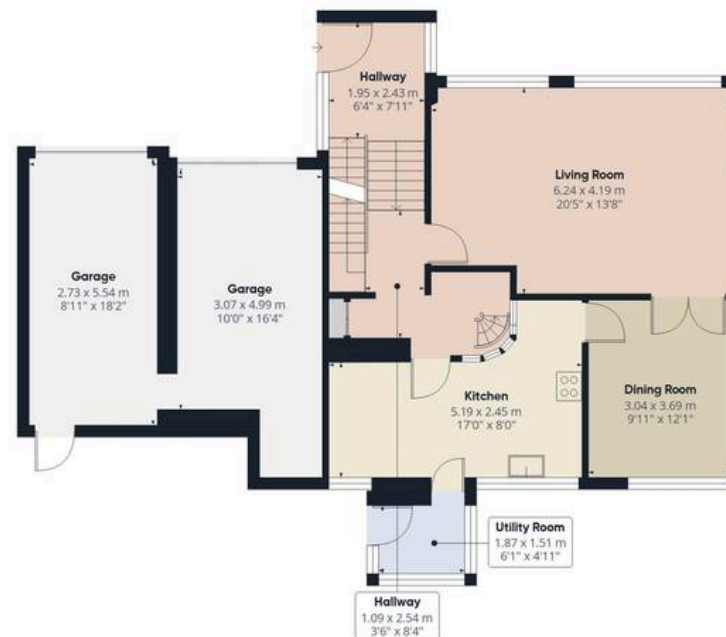
- Contemporary Family Home
- Three Public Rooms
- Five Bedrooms
- Well-tended Gardens
- Twin Garages







Floor 0



Floor 1



Floor 2

Approximate total area⁽¹⁾

227.4 m²

2446 ft²

Reduced headroom

5.2 m²

56 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

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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