



20 Hyndford Road

Lanark

Situated in the heart of the historic market town of Lanark, close to all the amenities the town has to offer this charming traditional villa has been the subject of extensive renovation in the last 12 months and offers potential buyers a deceptively large family home as the home has been extended the to the rear.

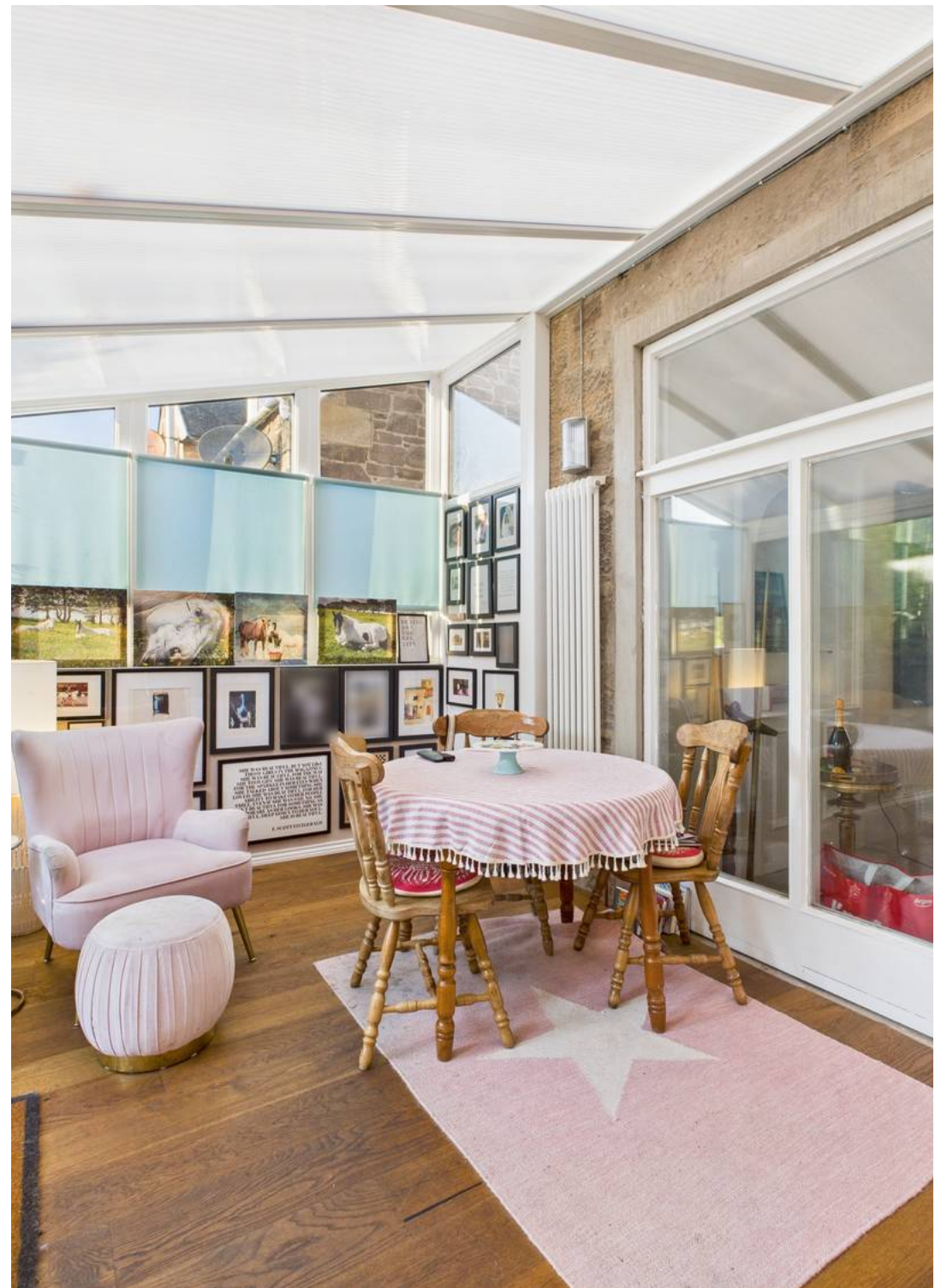
The home is entered from the front through a vestibule into a spacious and welcoming entrance hallway. To the left is a cosy sitting room, whilst to the right is a wonderfully large formal lounge measuring approximately 40m². This room has all the features you would expect from a home of this period, high skirtings, timber panelled door, large bay window and ornate plaster work. This room also gives access to the sunroom at the rear which in turn opens to the recently remodelled kitchen. This room has a wide range of traditional style, base and wall mounted storage with a large central island, butcher block work surfaces and Belfast style sink, all adding to the country charm of the home. Centrally positioned in the house is a cloaks W.C and ground floor double bedroom which could be used as a dining room. Off the kitchen to the rear is a utility room with stairs which lead to a bedroom which is currently utilised as a study with an en-suite bathroom. This area offers potential as a self-contained annex.

In the main house the upper floor comprises a further three double bedrooms, recently fitted family bathroom and separate en-suite shower room. An additional single bedroom completes the upper floor accommodation.

Externally the property benefits from private parking to the front and rear with a large mature garden at the rear primarily laid to lawn with a selection of private seating areas.

As previously stated this house has been renovated by the current owner, including a brand new heating system and the roof was upgraded in 2020 by the previous owner. The home therefore provides potential buyers with all the charm of a traditional villa whilst enjoying many modern comforts.

EPC Rating - D







Floor 0

Approximate total area⁽¹⁾

226.2 m²

2435 ft²

Reduced headroom

4.4 m²

47 ft²



Floor 1

(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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