



**RE/MAX**  
CLYDESDALE & TWEEDDALE

**149b Mill Road, Allanton**  
Offers Over **£595,000**



# 149b Mill Road

Allanton, Shotts

Immaculately presented and generously proportioned, this five-bedroom detached family home offers over 273 sqm of versatile living space in the charming village of Allanton. Combining modern style with rural tranquillity, it provides excellent transport links to Edinburgh, Glasgow and the Central Belt. The welcoming entrance hall with feature staircase leads to a bright lounge with bay window, patio doors and fireplace. A contemporary kitchen with utility room flows into a spacious dining area and sunroom, while a formal dining room and versatile study/playroom complete the ground floor.

Upstairs, the impressive primary suite boasts a walk-in wardrobe and en-suite, with four further double bedrooms (one en-suite) and a family bathroom.

Externally, a sweeping driveway leads to a double garage with an additional room above, ideal as an office or studio. The enclosed rear garden offers a patio, lawn, mature borders and an orchard, creating a safe and private outdoor space.

- Immaculately Presented Detached Family Home
- Over 273 Square Metres Of Living Space
- Bright Entrance Hallway With Central Staircase
- Spacious Lounge With Bay Window And Patio Doors
- Contemporary Kitchen With Integrated Appliances
- Open-Plan Dining Area And Sunroom With Garden Views
- Five Double Bedrooms With Two En-Suites
- Versatile Study Or Additional Bedroom Option
- Double Garage With Upper-Level Office Or Studio
- Landscaped Rear Garden With Orchard And Patio









Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Floor 1 Building 2

Approximate total area<sup>m</sup>

3617 ft<sup>2</sup>

336,1 m<sup>2</sup>

Reduced headroom

47 ft<sup>2</sup>

4,4 m<sup>2</sup>

(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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