

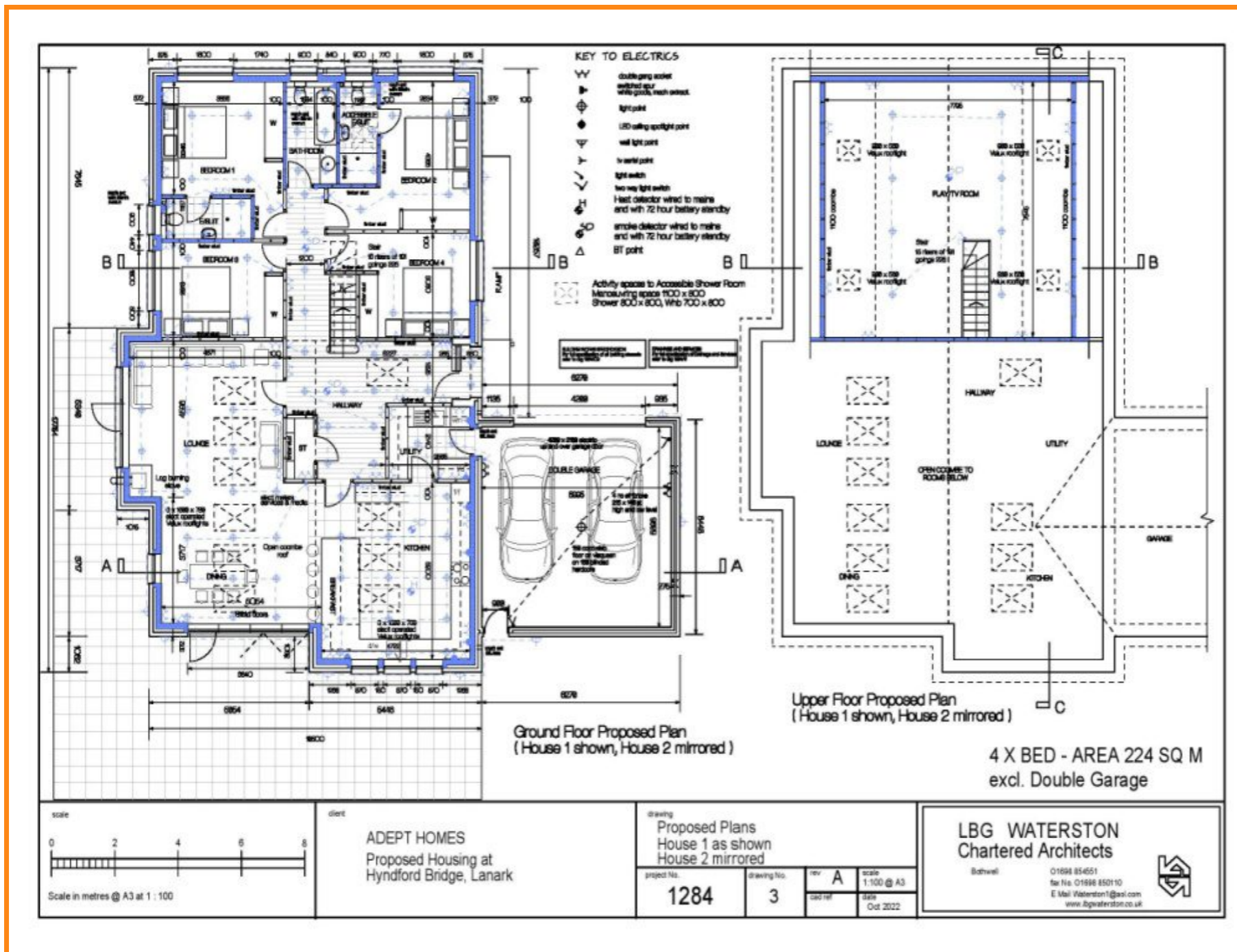




# Lanark

Bungalow 2 Holmview Hyndford Bridge Lanark ML11 9DT

Independent Estates



## Directions

On leaving Lanark on Hyndford Road traveling toward Hyndford Bridge. Travel past Lanark Loch on your left and take the second exit at second roundabout. Turn right after crossing bridge and take immediate left. Plots are situated on your right.

## Viewing

Strictly by appointment via Independent Estates

## Making an Offer

Verbal offers are welcomed, however a formal written offer from a solicitor will be required upon request from Independent Estates. If you are offering at a closing date, please note that all offers must be formal written offers to be considered.

## Financial Evaluation of Offer

All offers, prior to acceptance, will require the prospective buyer to provide Independent Estates with proof of the source and availability of the funds for the purchase of the property. This information will be passed onto the seller along with any offer.

## Rooms

Lounge	4.60m x 4.87m	Dining Area	5.00m x 3.71m
Kitchen	5.20m x 4.72m	Utility	2.56m x 2.14m
Bedroom One	3.86m x 3.34m	En- Suite	1.18m x
Bedroom Two	4.36m x 2.83m	En- Suite	1.18m x
Bedroom Three	3.85m x	Bedroom Four	
Bathroom	1.58m x	Garage	6.00m x 5.89m

## Offices

55 High Street, Carluke, Lanarkshire ML8 4AJ Telephone 01555 759777 email [carluke@independentestates.com](mailto:carluke@independentestates.com)

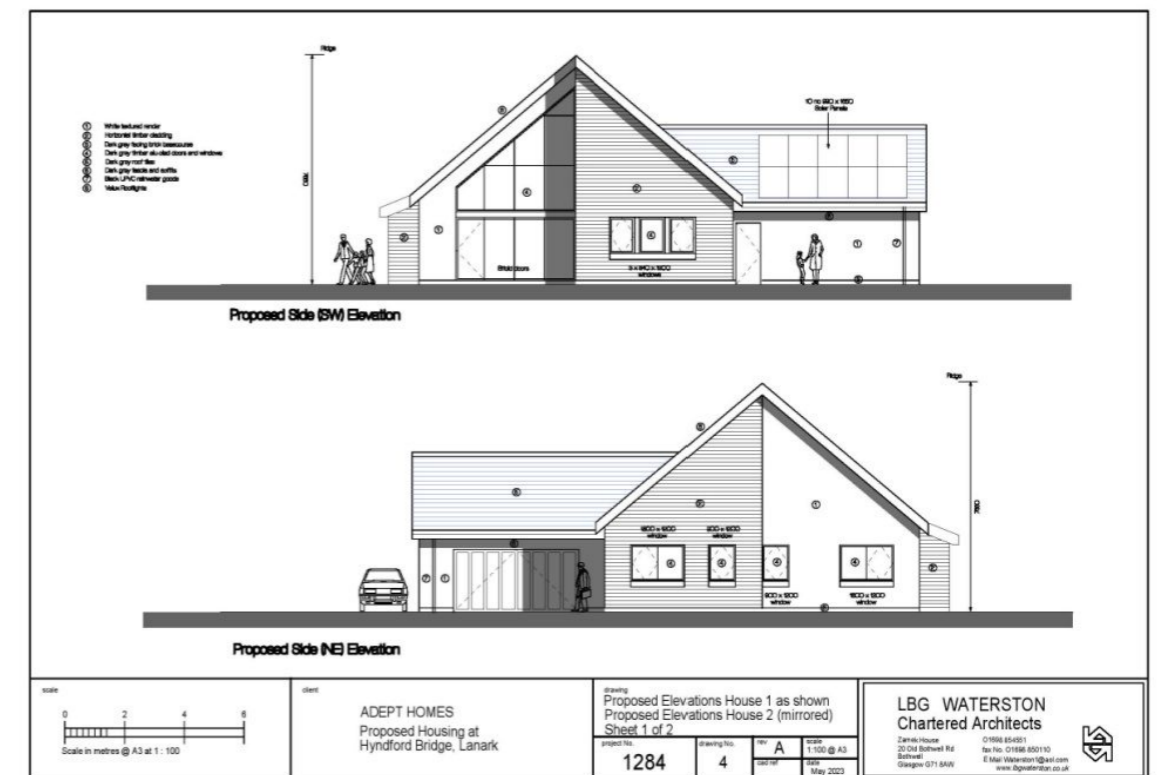
97 Main Street, Wishaw, Lanarkshire ML2 7AU Telephone 01698 373737 email [wishaw@independentestates.com](mailto:wishaw@independentestates.com)

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Independent Estates are delighted to welcome the opportunity to purchase this contemporary and generously proportioned detached bungalow. Positioned within approximately half of an acre in a scenic semi-rural locale. Sizable accommodation is arranged over one level, the overall concept of the property offers seclusion and privacy whilst the configuration of accommodation flows naturally and logically from room to room. Offering many stunning architectural design cues, primarily of skylit vaulted ceilings and double height glazing, thus attracting natural light in abundance and linking seamlessly with the surrounding gardens. Accommodation comprising reception hallway giving access to lounge, kitchen, four double bedrooms with two master en suites, family bathroom, store and staircase leading to large attic room.

The property boasts electric air source heat pump providing underfloor heating to the ground floor and hot water.

The property is located just South of Hyndford Bridge, on the outskirts of Lanark. The Royal Burgh is steeped in history and has all the required facilities and amenities, including Tesco, Morrisons and Lidl, a wide range of local shops, retail park, health centre, modern grammar school, modern primary schools, historic 18-hole golf course and Lanark Loch, good access to the Scottish Borders and the Clyde valley, providing excellent walks for the outdoor enthusiast including Tinto Hill and the Falls of Clyde at New Lanark, a world heritage site. Lanark is much favoured particularly for those requiring good transport links, local train station within easy walking distance and easy access to Glasgow and Edinburgh, with the Edinburgh City Bypass only a thirty-minute drive away, giving good access to East Central Scotland. The M74 is only a ten-minute journey giving good access to Glasgow and the West of Scotland. In all, this property is ideally situated for the commuter across the central belt.



From £499,950