





Lanark

25 Jerviswood Drive Cleghorn Lanark ML11 7RT

Independent Estates



Directions

From Lanarks Bloomgate travel up Hope Street and continue onto Cleghorn Road. Leave Lanark on the A706 and eventually you will come to traffic lights. Turn right onto Haghalm Road and at top of hill turn right into Silvermuir Ave. At T junction turn left into Jerviswood Drive. Continue along to end of cul de sac and the property is 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

Entrance Hallway	3.45m x 2.35m	Lounge	4.51m x 4.84m
Kitchen Dining	3.00m x 3.60m	Dining Room	3.52m x 3.51m
Utility	1.80m x 1.69m	Bedroom One	2.99m x 4.06m
Bedroom Two	3.51m x 3.09m	Bedroom Three	2.50m x 2.65m
Bathroom	2.96m x 2.25m	Garage	2.85m x 5.69m

Offices

55 High Street, Carluke, Lanarkshire ML8 4AJ Telephone 01555 759777 email carluke@independentestates.com

97 Main Street, Wishaw, Lanarkshire ML2 7AU Telephone 01698 373737 email wishaw@independentestates.com

Disclaimer: These property details are set out as a general outline only and do not constitute any part of an Offer or Contract. Any services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor. Fixtures, fittings and other items are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. Room measurements are taken to the nearest 10cm and prospective buyers are advised to check these for any particular purpose, e.g. Fitted carpets and furniture. This material is protected by the laws of copyright. The owner of the copyright is Independent Estates. This property sheet forms part of our database and is protected by the database rights and copyright laws. No unauthorised copying or distribution without permission.

Independent Estates are delighted to welcome this spacious detached bungalow positioned within quiet corner plot in cul de sac setting. The property offers stunning rear elevation views to open countryside located in the charming village of Cleghorn. The Royal Burgh of Lanark itself is a bustling market town and offers a wide range of shopping facilities, bars and restaurants as well as the nearby World Heritage Site of New Lanark. Commuting to and from the town can be by either vehicle or public transport with excellent road and rail links servicing the area. Lanark also has several well-regarded schools.

Entrance to property via front facing solid wooden door with glass side panel leading to reception hallway. Spacious reception hallway gives access to all accommodation including fitted storage and loft hatch. Generous lounge with front facing window, rear facing bay style French doors opening out into rear garden with open countryside views, feature fireplace incorporating gas fire, solid oak flooring and vaulted ceiling. Side and rear facing fully fitted kitchen comprising range of base and wall mounted units, ample work surfaces, integral dishwasher, electric oven, hob, extractor, feature lighting and tiled flooring. Side facing utility comprising fitted storage, plumbing for automatic washing machine, partially tiled walls and tiled flooring. The utility gives access to side garden via half glazed timber exterior door. Rear facing formal dining room with bay style French doors again opening out into rear garden.

Bedroom one is side facing with fitted mirrored wardrobes and carpet. Bedroom two is front facing with fitted storage and carpet. Bedroom three is again front facing with fitted storage and carpet. Side facing bathroom comprising four piece suite including low flush wc, wash hand basin, jacuzzi corner bath, separate shower cubicle, heated towel rail, fully tiled walls and vinyl flooring.

The property boasts full double glazing, LPG central heating and alarm system throughout. The property benefits from large corner plot position providing mono block paved driveway to front leading to single garage with automatic roller door, electricity and lighting provided. Large lawn area to side with decorative mature planted borders. Large private rear gardens again mainly laid to lawn with decorative borders and patio areas with uninterrupted countryside views. Additional side garden is mainly hard landscaped providing seating area and drying area.

EXTRAS - All floor coverings, light fittings and window blinds.



Offers Over £265,000