





Cleghorn

26 Silverholm Drive Cleghorn ML11 7SY

Independent Estates



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.

Directions

From Lanark Bloomgate travel up Hope Street and continue onto Cleghorn Road. Leave Lanark on the A706 and after a couple of minutes drive, you will come to traffic lights. Turn right onto Hagholm Road and at top of hill take your third right, signed Jerviswood Park, into Silverholm 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

Lounge	6.38m x 3.56m	Dining	3.95m x 2.94m
Kitchen	2.68m x 5.57m	Family Area	3.80m x 3.88m
Shower Room	1.90m x 2.93m	Utility	2.65m x 2.97m
Master Bedroom	4.49m x 3.90m	Dressing Room	1.84m x 3.30m
Ensuite	1.72m x 3.00m	Bedroom Two	3.86m x 3.87m
Jack and Jill Ensuite	2.72m x 1.51m	Bedroom Five	2.65m x 3.21m
Bedroom Three	3.85m x 3.61m	Jack and Jill Ensuite	1.71m x 2.73m
Bedroom Four	3.01m x 4.43m	Bathroom	1.69m x 2.03m
Attic	3.97m x 6.48m	Garage	6.00m x 2.94m

Independent Estates are proud to welcome to the market a magnificent opportunity to purchase this detached executive family villa. Providing bright, contemporary designed and beautifully proportioned accommodation over two levels. The property also benefits from generous professionally landscaped gardens. Located in a highly sought after area, within a small private luxury development enjoying elevated corner plot in cul de sac setting and offers open countryside views located in the charming village of Cleghorn. The nearby Royal Burgh of Lanark itself is a bustling market town and offers a wide range of facilities including health, leisure, supermarkets, independent retailers, bars, 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 easy accessible rail links via Lanark and Carstairs Junction both within ten minutes drive. Lanark also has several well-regarded primary and secondary schools.

Accommodation comprises: Entrance to property via front facing upvc door with glass insert and matching glazed side panel giving access to reception hallway. Reception hallway leads to lounge, formal dining room, dining kitchen, shower room wc and carpeted staircase with decorative timber balustrade and engineered wood flooring. Generous lounge with front facing window formation, feature lighting and engineered wood flooring. Formal dining room again with front facing window, feature lighting and engineered wood flooring. Family dining kitchen boasting high quality contemporary kitchen comprising range of base and wall mounted units, solid quartz work surfaces with upstands, double electric oven, warming drawer, induction hob, extractor, double integral fridge freezers, dishwasher, feature lighting and tiled flooring. Seating and dining area gives access to rear garden via French doors with tiled flooring. Fully appointed utility room providing range of base and wall mounted cabinets, quartz work surfaces with upstands, sink, plumbing for washing machine. The utility provides access to rear garden via half glazed upvc door and integral garage access. Generous shower room comprising low flush wc, wash hand basin with vanity, double shower cubicle with electric shower, fully tiled walls, tiled flooring and heated towel rail.

Upper landing provides access to five double bedrooms all with ensuite facility access, family bathroom and storage. Large master bedroom with front facing French doors with Juliette balcony, two side facing window elevations providing views over open countryside, feature lighting and fitted carpet. Large walk in wardrobe/dressing room, again with front facing window, feature lighting and fitted carpet. Side facing master ensuite comprising low flush wc, wash hand basin with vanity, double shower cubicle with drench power shower, fully tiled walls, tiled flooring and heated towel rail. Bedroom two is rear facing with fitted carpet giving access to rear facing Jack and Jill ensuite which also services bedroom five/office, ensuite comprising low flush wc, wash hand basin, vanity unit, double shower cubicle with power shower, tiled walls, tiled flooring and heated towel rail. Bedroom five/office is again rear facing with fitted carpet currently being used as home office. Bedroom three is rear facing with fitted carpet and gives access to Jack and Jill ensuite which also services bedroom four. Side facing ensuite with side facing window comprising low flush wc, wash hand basin with vanity, feature lighting, double shower cubicle with power drench shower, fully tiled walls, tiled flooring and heated towel rail. Bedroom four enjoys two front facing window formations, fitted wardrobes with internal lighting and fitted carpet. Family bathroom comprising three piece suite including low flush wc, wash hand basin with vanity, bath, fully tiled walls, tiled flooring and heated towel rail. The loft space has been converted when property was under construction with two rear facing velux windows, radiators, and fitted carpet.

The property boasts high efficiency gas central heating, double glazing and security alarm system. Large mono block driveway to the front and one side of property provides ample off street parking for several vehicles, has provision for electric vehicle charging and gives access to single integral garage. All garden areas have been professional landscaped. The front garden benefits from decorative gravel and planted borders with artificial lawn. The beautifully presented rear garden has a large raised timber deck with children's playhouse, decorative paved patio, raised planters with a variety of planting, artificial lawns and timber privacy fencing. There is also an intimate patio dining area with decorative paving located to the side of the property.



Offers Over £445,000