





Ravenstruther, Lanark

Roselea 11 Lanark Road Ravenstruther Lanark ML11 7SS

Independent Estates



Directions

Leaving Lanark via St Leonard Street continue onto the A743 heading to ward Ravenstruther. On entering the property is situated on your right identified by our for sale board.

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.

Fincancial Valuations of Offers

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	1.58m x 4.25m	Lounge Dining	4.27m x 8.26m
Kitchen	3.64m x 2.66m	Master Bedroom	3.46m x 3.30m
Ensuite	1.63m x 1.41m	Bedroom Two	3.45m x 3.31m
Bedroom Three	3.47m x 2.67m	Family Bathroom	3.43m x 1.88m
Laundry Room	1.63m x 1.41m		

Offices

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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 to the market this spacious detached bungalow. The property offers a generous plot with rear elevation views to open countryside located in the charming village of Ravenstruther. This immaculately and most impressive dwelling is beautifully presented and is a credit to the current owners. 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.

Formed over one level this well proportioned property provides a spacious and versatile layout whilst offering scope to further develop the existing dwelling and large garden. Accommodation comprising: Entrance to property via front facing double upvc glazed doors giving access to entrance vestibule. Vestibule with laminated flooring provides access to reception hallway with laminated flooring and gives access to lounge, three bedrooms, bathroom, two store cupboards and loft hatch. Spacious lounge with dual aspect window formations, electric decorative fireplace and fitted carpet. The lounge opens into formal dining area with rear facing French doors overlooking open countryside toward Tinto hill and fitted carpet. Rear facing fully fitted modern kitchen comprising range of base and wall mounted units, ample work surfaces, electric oven, hob, extractor and vinyl flooring. The kitchen gives access to rear garden via half glazed upvc exterior door.

Front facing master bedroom boasting full length fitted wardrobes and laminated flooring. Master en suite comprising low flush wc, wash hand basin with vanity, shower cubicle, heated towel railing and vaulted ceiling with skylight window. Bedroom two is rear facing again with full length fitted wardrobes and laminated flooring. Bedroom three is front facing with laminated flooring and currently utilised as snug. Rear facing family bathroom providing four piece suite including low flush wc, wash hand basin with vanity, bath, shower cubicle, heated towel railing and vinyl flooring.

The property boasts full oil fired central heating and double glazing throughout. Utility room is located to side of property with storage and plumbing for automatic washing machine and dryer. Front garden is mainly laid to lawn with decorative raised planted borders providing variety of plant and shrub specimens and decorative boundary wall. Large mono block driveway to side accessed via double wrought iron gates, provides off street parking for several vehicles. Large rear garden again is mainly laid to lawn with decorative planting, large mono block patio and timber garden shed. The rear garden enjoys open views over open countryside.



Offers Over £269,995