



340 Lanark Road, Auchenheath, ML11 9UU



Viewing by appointment with Residence Hamilton
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RESIDENCE





4 Bedrooms | 3 Public Rooms | 3 Bathrooms

This well presented and deceptively spacious 4 bedroomed family detached villa is set within the semi-rural village of Auchenheath and enjoys a fabulous position with open aspects to the rear overlooking the neighbouring countryside and farmland.

Internally the property has been finished with neutral tones throughout and offers an array of spacious and versatile apartments, formed over 2 levels and extending to circa 1807 sq feet.

The property is an ideal family home, set within well-managed and sizable gardens with large garden shed that have been designed to offer low maintenance.

The accommodation comprises, welcoming reception hallway, cloaks/wc with 2-piece suite, generous sized formal lounge, modern fitted kitchen with integrated appliances and an open plan arrangement to the dining room and garden room which enjoys aspects over the rear gardens. Well-equipped utility room with units, sink and outer door to the rear. The property offers 4 bedrooms, one of which is conveniently located on the ground floor level whilst a bright and airy upper landing leads to the 3 further bedrooms of which the master has its own en-suite shower room whilst there is a separate, modern fitted family bathroom.

Features include oil fired central heating, a mixture of triple and double glazing, integral garage and large monobloc driveway.

Early viewing is highly advised in order to appreciate the size of home on offer.

The property is located position within the small village of Auchenheath which is located between Blackwood, Crossford and Lanark. The area offers buyers a country lifestyle whilst the surrounding towns offer excellent schooling, sports and leisure facilities and shopping amenities. For those commuting, there are excellent road links to the surrounding towns which include East Kilbride, Hamilton and also to the M74 and M8. There are rail links in Larkhall and Lanark which are approx. 5 miles away.



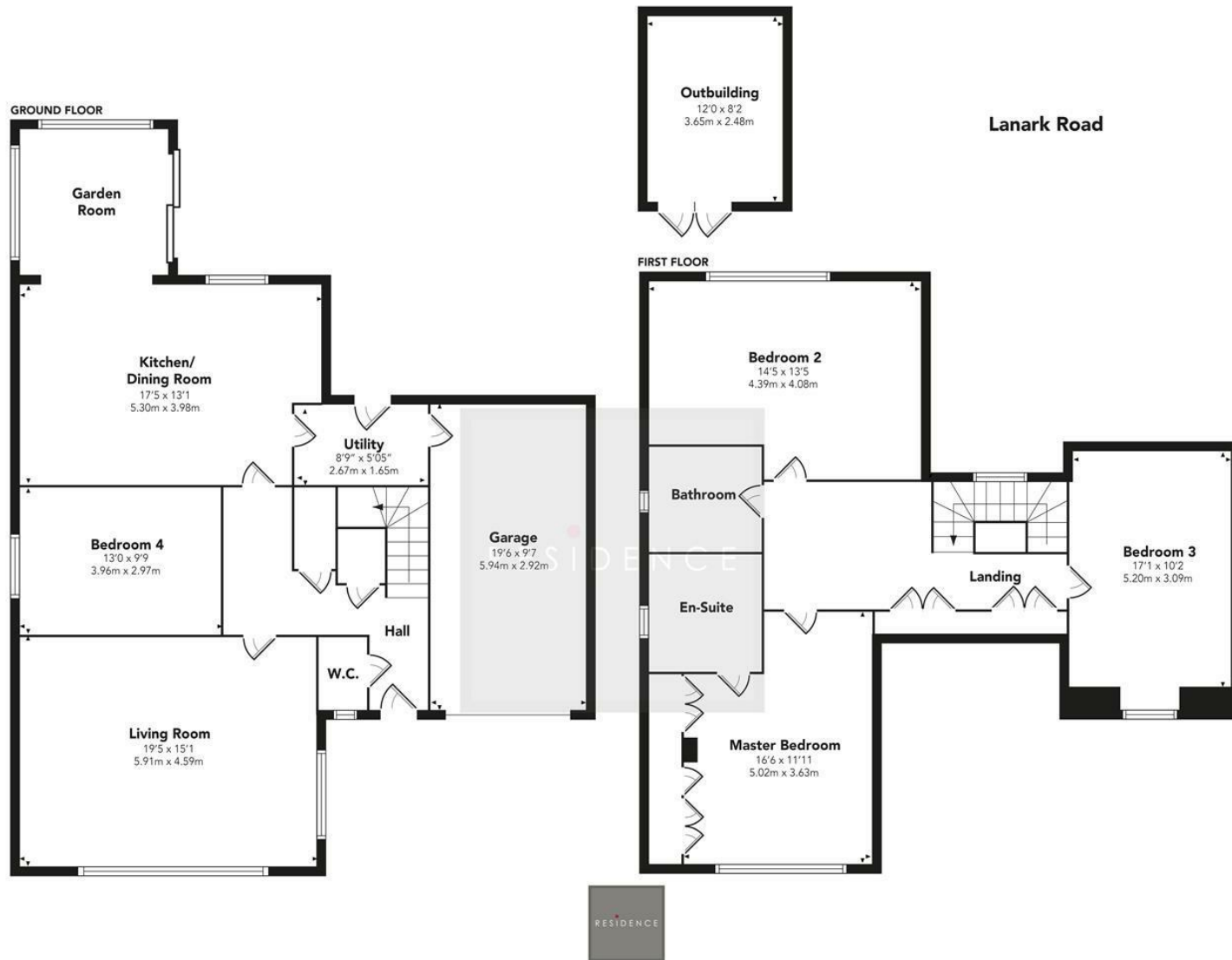
1808.34 sq ft | EER = C



RESIDENCE







Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements.
Produced by Plush Plans Ltd

We believe these details to be accurate; however, they do not form any part of a contract. Fixtures and fittings are not included unless specified in the enclosed. Photographs are for general information and it must not be inferred that any item is included for sale with the property. All distances and measurements are approximate. Floorplans may not be to scale and are for illustration purposes only.