



RESIDENCE

22 Lockhart Avenue, Lanark, ML11 9ZQ

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Viewing by appointment with Residence Hamilton

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## 4 Bedrooms | 2 Public Rooms | 2 Bathrooms

Enjoying an excellent position at the end of this quiet and much sought after residential cul-de-sac, this beautifully presented and deceptively spacious, larger style 4 bedroomed detached bungalow offers lovely and open country views to the rear.

The property has been finished to an exceptionally high standard throughout and is in walk in condition.

The home offers an array of generous sized apartments which are formed all on the one level whilst occupying sizable, landscaped gardens that offer great privacy to the rear.

The accommodation in its entirety consists of, welcoming reception hallway, spacious bay windowed lounge with aspects to front and side, a contemporary designed and fitted breakfasting kitchen with open plan access to an impressive family room with aspects and access to the rear gardens, well equipped utility room with access to side. The bungalow offers 4 double bedrooms, of which the master has excellent, wall to wall fitted wardrobes and its own en-suite shower room whilst there is a separate, stylishly designed and fitted family bathroom.

Features of the property include decorative and quality shutters throughout, underfloor heating, newly replaced boiler with 11-year warranty remaining, recessed external down lights surrounding the home as well as double glazing, security alarm, CCTV, partially floored loft, large driveway and garage.

The enclosed floor plan will provide a detailed layout of this lovely home however both internal and external viewing is highly advised in order to fully appreciate the size, style and setting on offer.

Lanark has a great Main Street which offers a wide range of shopping facilities, bars and restaurants whilst the nearby Lanark Falls visitor centre provides historical and cultural places of interest. 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.



1431.00 sq ft | EER = C





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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.