



RESIDENCE

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Viewing by appointment with Residence Lanark
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4 Bedrooms | 3 Public Rooms | 3 Bathrooms

This immaculately presented and carefully maintained detached villa, constructed by the highly regarded Bett Homes, occupies a prime position within the esteemed West Craigs development, a location widely admired in the area. Providing an outstanding quality of life, this residence blends contemporary aesthetics with generous living spaces, making it an ideal setting for families.

Upon entering, you are welcomed by a captivating hallway. The large formal front facing lounge is flooded in natural light from the large bay window, complete with a stylish flame fire. The focal point of the home is the impressive white gloss fitted kitchen, equipped with integrated appliances and seamlessly connects into the family area, where a log burner introduces warmth and character to this delightful space. Furthermore, an elegant dining room, suitable for family meals or special events, also offers the adaptability to serve as a downstairs bedroom. A convenient cloakroom and WC completes the ground floor.

The upper level features 4 lovely spacious bedrooms, two doubles, one single and a stunning master bedroom with modern en-suite. Completing the upper level of the property is the large family bathroom and excellent storage.

The property also features gas central heating, double glazing, and a mono-block driveway providing ample parking for multiple vehicles. The front garden is meticulously kept, featuring a lawn and thoughtfully positioned shrubs. At the rear, the extensive south-facing garden presents a tranquil sanctuary with mature trees and shrubs bordering the perimeter, alongside a lawn and patio areas that create an ideal environment for family gatherings and outdoor pursuits.

West Craigs is conveniently located between Hamilton and East Kilbride, providing easy access to shopping and amenities. Public transport links, including buses and trains, connect to surrounding towns like East Kilbride, Motherwell, Glasgow and Edinburgh.



1356.26 sq ft | EER = C



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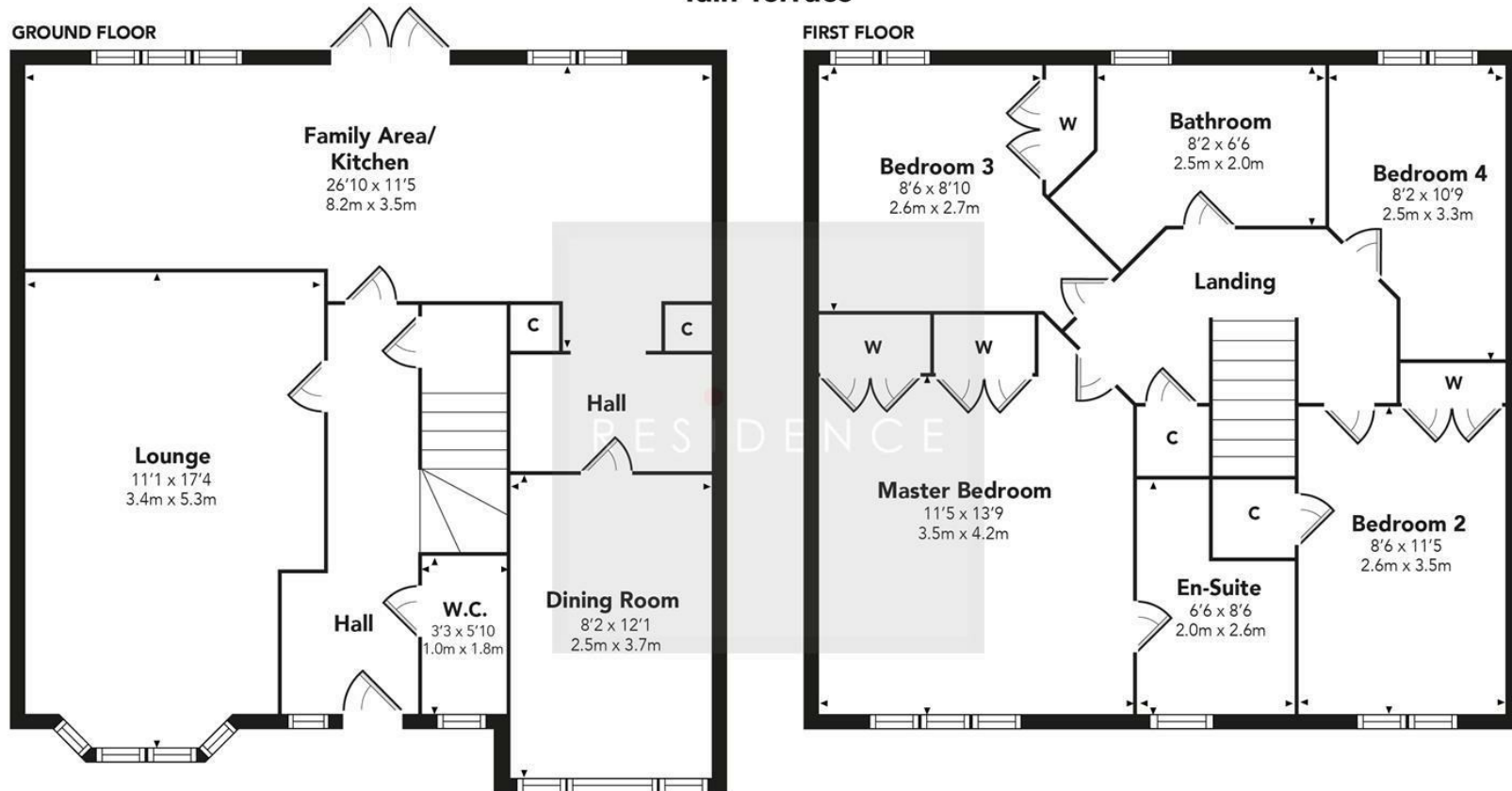




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Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors 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.