



RESIDENCE

20 Hillhouse Farm Gate, Lanark, ML11 9HT

www.residenceestateagents.co.uk



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

This impressive five-bedroom detached villa is nestled within a prestigious cul-de-sac in Lanark, making it one of the most sought-after addresses in the area. Elevated to offer breathtaking views over the Clyde Valley and surrounding countryside, the home exudes luxury and exclusivity.

The spacious, versatile layout spans four split levels, providing ample space for a growing family. Upon entering, you are welcomed into a bright and inviting entrance hall. The front-facing lounge is filled with natural light, while the open-plan dining area, enhanced by bi-fold doors, seamlessly connects to a modern fitted kitchen, complete with a utility room and WC for added convenience.

Five well-proportioned bedrooms include a stunning master suite created from the garage conversion on the lower level, featuring an exceptional en-suite bathroom with a freestanding bath and a private sauna.

The middle level serves as the heart of the home, hosting an extensive open-plan family and TV room that flows effortlessly into a large sunroom. From here, access is granted to a sizable office area at the rear, ideal for working from home. Patio doors lead to a large balcony offering magnificent views over the Clyde Valley and surrounding countryside.

The upper level provides access to the remaining four double bedrooms, one of which boasts its own luxurious en-suite. A contemporary family bathroom completes the upper floor, ensuring comfort and convenience for all.

Externally, the property is complemented by beautifully landscaped gardens, an expansive private driveway, and a single garage, making this a truly exceptional family residence in a highly desirable location.

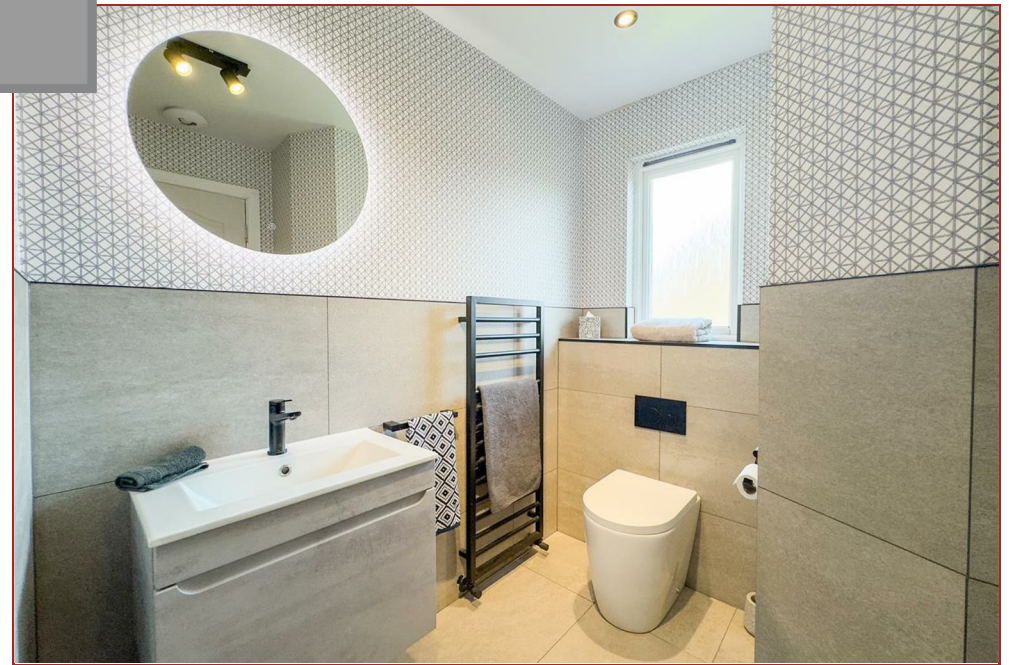
Hillhouse Farm Gate is just minutes from Lanark High Street, with shops, bars, and restaurants nearby. The area has great road and rail links for easy commuting. Lanark features top schools like Lanark Grammar and Hamilton College near by, along with excellent sports facilities, golf courses, and scenic walks.



3272.00 sq ft | EER = C



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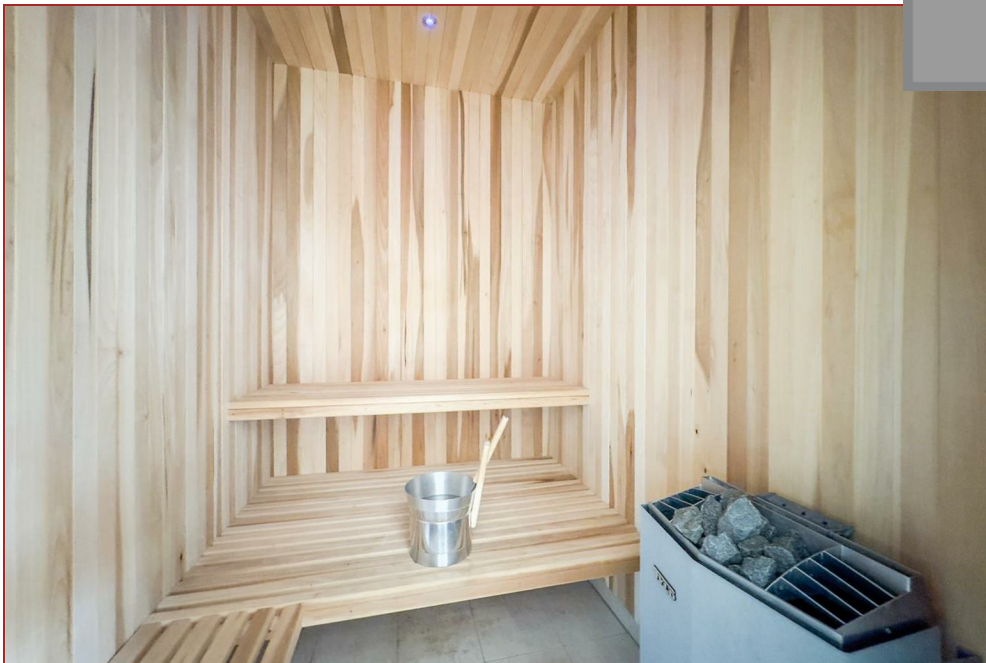


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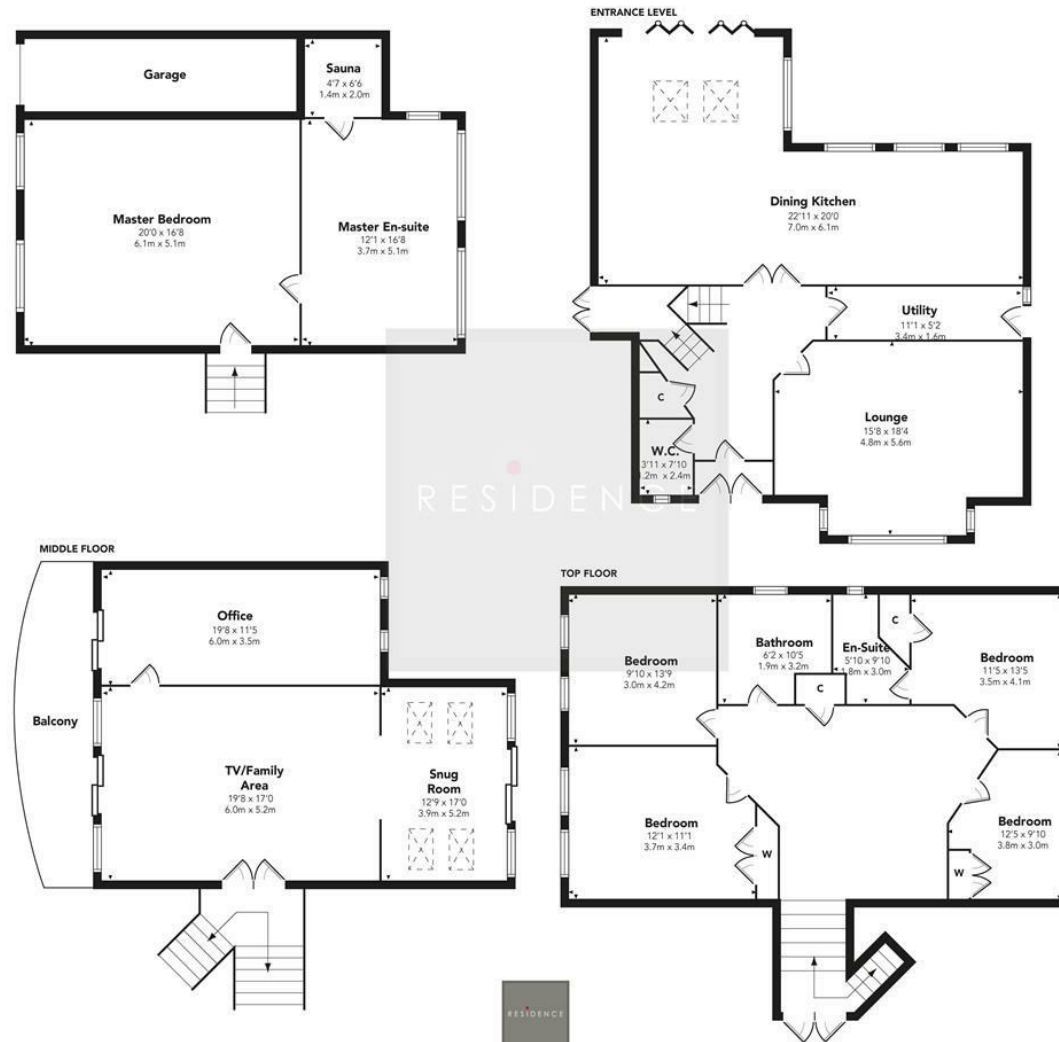


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Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors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