



AB Properties



10 Cleghorn Lea  
Lanark, ML11 7NX

Offers over £229,995







This well-presented four-bedroom, three-storey semi-detached home is located within the popular Cleghorn Lea development, just a short walk from Lanark town centre and its excellent range of amenities and transport links.

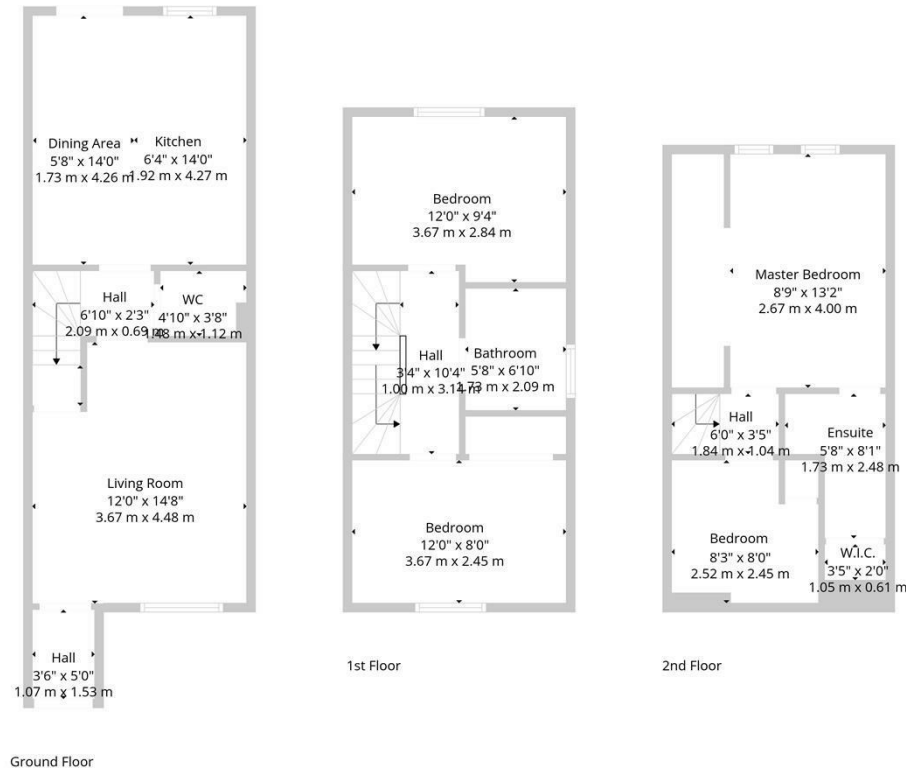
The property offers spacious and flexible accommodation over three levels, ideal for modern family living. The ground floor comprises a welcoming entrance vestibule leading into a bright lounge, complete with useful under-stair storage. A central hallway provides access to a convenient WC and a generous dining kitchen, which is well-equipped with a range of appliances including an oven, gas hob, extractor hood, fridge freezer and dishwasher. A skylight allows natural light to flood the space, while French doors open directly onto the rear garden, creating an ideal setting for both everyday living and entertaining.

On the first floor, there are two generously sized bedrooms, one of which benefits from fitted wardrobes, along with a modern family bathroom featuring a shower over the bath. The second floor hosts an impressive master bedroom with fitted wardrobes and an en-suite shower room, as well as a further single bedroom, offering excellent flexibility for a variety of uses.

Further benefits include gas central heating and double glazing throughout.

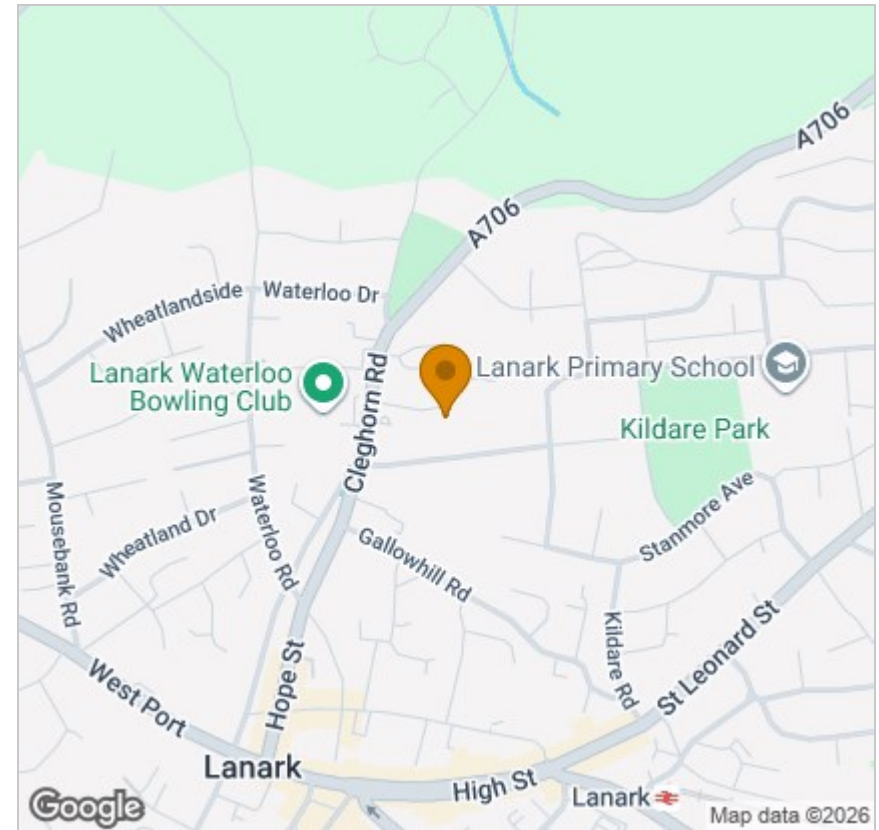
Externally, the property enjoys a beautifully landscaped and private rear garden, comprising a lawn and a raised patio area — perfect for outdoor dining and relaxation. To the front, there is a driveway providing off-street parking.



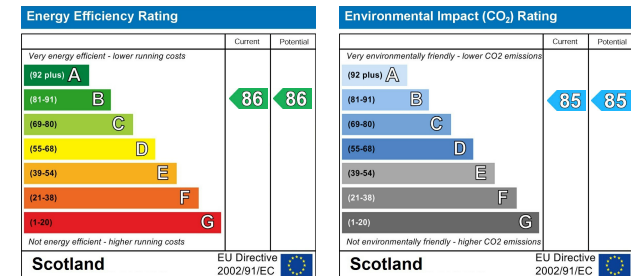


**TOTAL: 989 sq. ft, 93 m2**  
 Ground floor: 417 sq. ft, 39 m2, 1st floor: 329 sq. ft, 31 m2, 2nd floor: 243 sq. ft, 23 m2  
 EXCLUDED AREAS: STORAGE: 61 sq. ft, 6 m2, WALLS: 90 sq. ft, 7 m2

Illustration For Identification Purposes Only - Measurements Are Approximate



## Energy Efficiency Graph



## Viewing

Please contact our AB Properties Office on 01555 660077 if you wish to arrange a viewing appointment for this property or require further information.

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