

AB Properties

Tall Pines Edinburgh Road

Cleghorn, Lanark, ML11 7RW

Offers over £484,995

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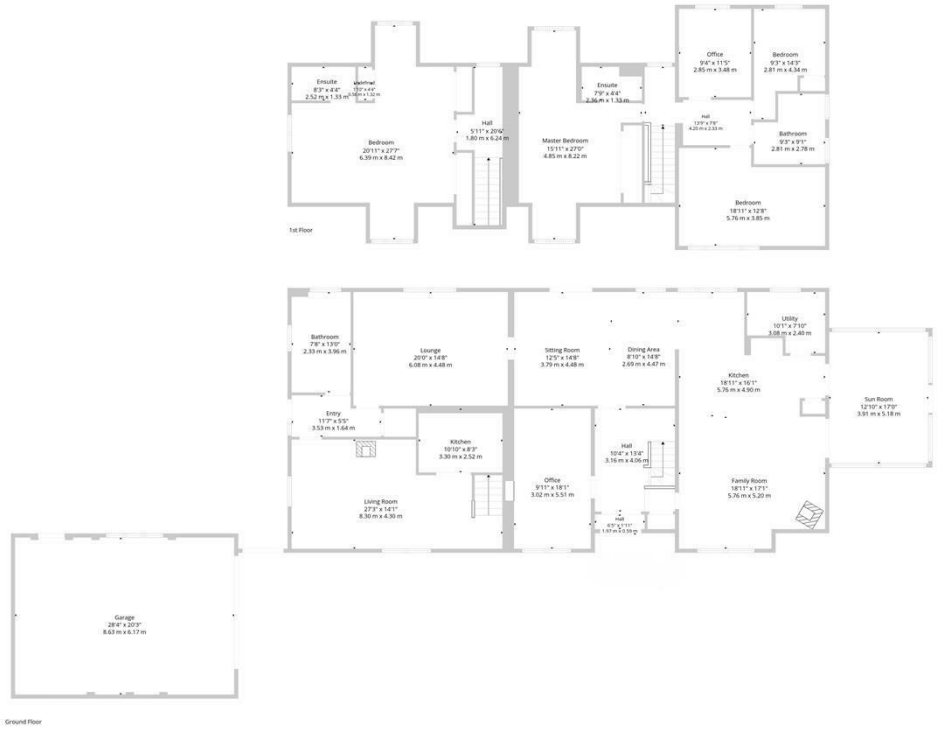
Occupying an enviable position within the picturesque village of Cleghorn, Tall Pines is an exceptional family home offering an impressive combination of space, versatility and countryside charm. Set within extensive, beautifully maintained gardens and enjoying breathtaking views across the surrounding countryside, this substantial property offers a wonderful sense of privacy and tranquillity while remaining just a short drive from the historic market town of Lanark.

Extending to approximately 360m², this deceptively spacious home offers flexible accommodation arranged over two levels, with the added benefit of a self-contained annexe, making it particularly appealing to larger families or those seeking multigenerational living.

The accommodation begins with an entrance vestibule leading into a welcoming hallway, complete with a useful storage cupboard and staircase to the upper level. A versatile home office provides an ideal space for working remotely or could equally be utilised as an additional bedroom.

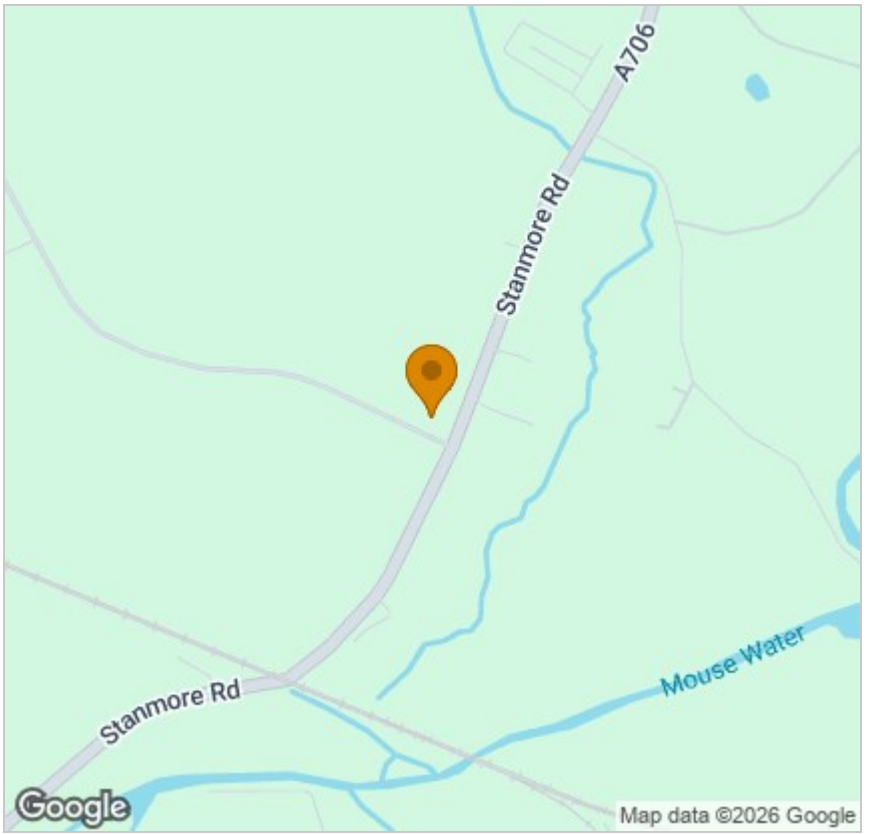
The heart of the home lies a charming sitting area featuring a log-burning stove, creating a warm and inviting atmosphere. This space flows seamlessly into the well-appointed kitchen, offering an excellent range of fitted units and generous worktop space. A separate utility room provides additional practicality, while the stunning conservatory, accessed from the kitchen, is flooded with natural light and enjoys beautiful views across the surrounding countryside.

A generously proportioned lounge with open-plan dining area offers an excellent space for family gatherings and entertaining, with doors providing direct access to the rear garden. A further sitting room provides additional flexible living space, while a modern shower room completes the main ground-floor accommodation.

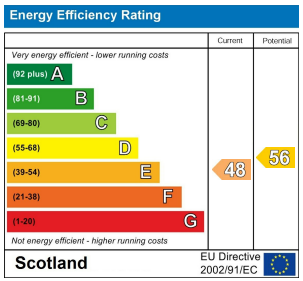


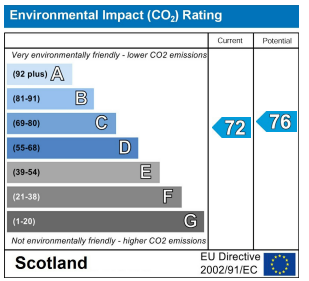
TOTAL: 3968 sq. ft, 368 m2
Ground floor: 2394 sq. ft, 222 m2, 1st floor: 1574 sq. ft, 146 m2
EXCLUDED AREAS: UTILITY: 69 sq. ft, 6 m2, PORCH: 59 sq. ft, 6 m2, GARAGE: 574 sq. ft, 53 m2,
UNDEFINED: 8 sq. ft, 1 m2, WALLS: 283 sq. ft, 28 m2

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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