



2 Brownrigg Farm

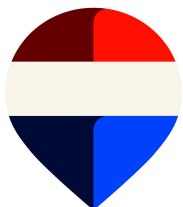
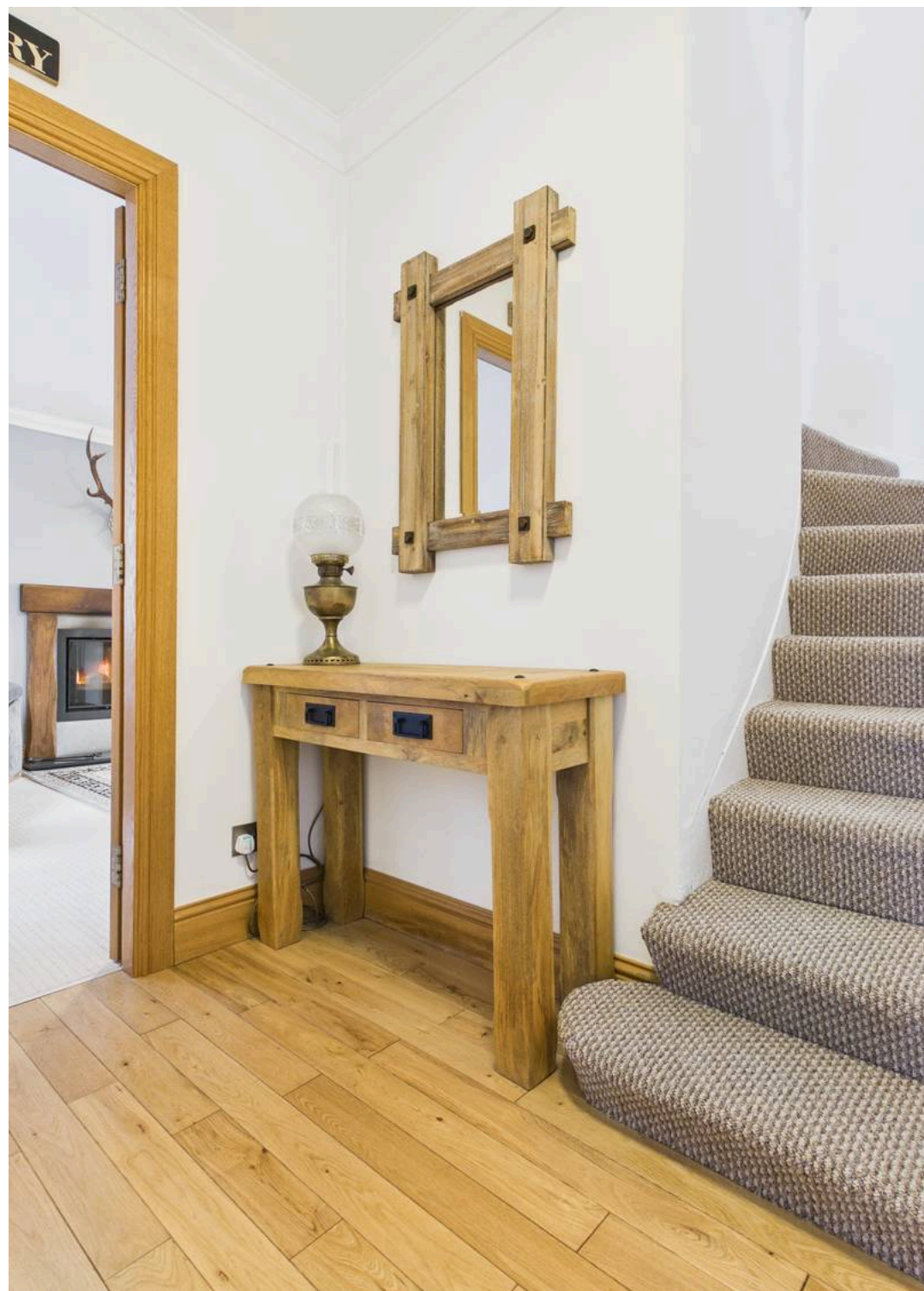
Cleghorn, Lanark

Charming farm steading conversion situated between the rural villages of Cleghorn and Braehead close to the historic market town of Lanark. This stunning family home offers potential buyers the benefits of rural living with panoramic open views to the rear towards Tinto Hill in the distance whilst allowing easy access to both Scotland's major cities in under an hour's drive.

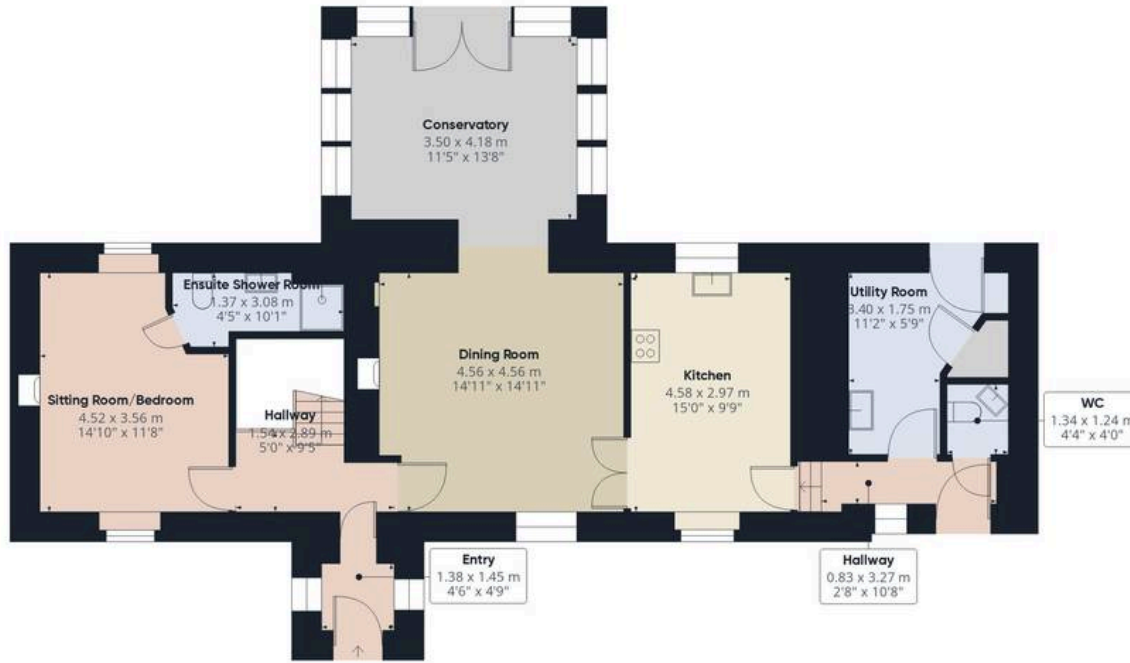
The property has flexible living accommodation arranged over two floors with the ground floor comprising; entrance hallway, spacious lounge which is open plan to the sunroom, country style fitted kitchen, separate utility room with excellent additional storage, cloaks W.C and ground floor bedroom with en-suite shower room. This room is currently utilised as a sitting room by the current owners. On the first floor there is a second double bedroom with en-suite WC, two further bedrooms one of which is a double and a family bathroom which can be accessed from the hallway or the bedroom. The home benefits from many key features such as oak flooring, quality kitchen and bathroom fittings and the additional of two quality log-burning stoves which add to the country charm of the home.

Externally there is a large well-tended garden to the rear. This area is primarily laid to lawn with a section of kitchen garden with greenhouse and raised beds. There is also a single garage included in the sale and ample parking to the front of the property.

This is a beautiful family home which can only be fully appreciated by internal viewing.







Floor 0

Approximate total area⁽¹⁾

151.3 m²

1630 ft²

Reduced headroom

5.3 m²

57 ft²



Floor 1

(1) Excluding balconies and terraces

Reduced headroom

----- Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





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