



78 Lanark Road

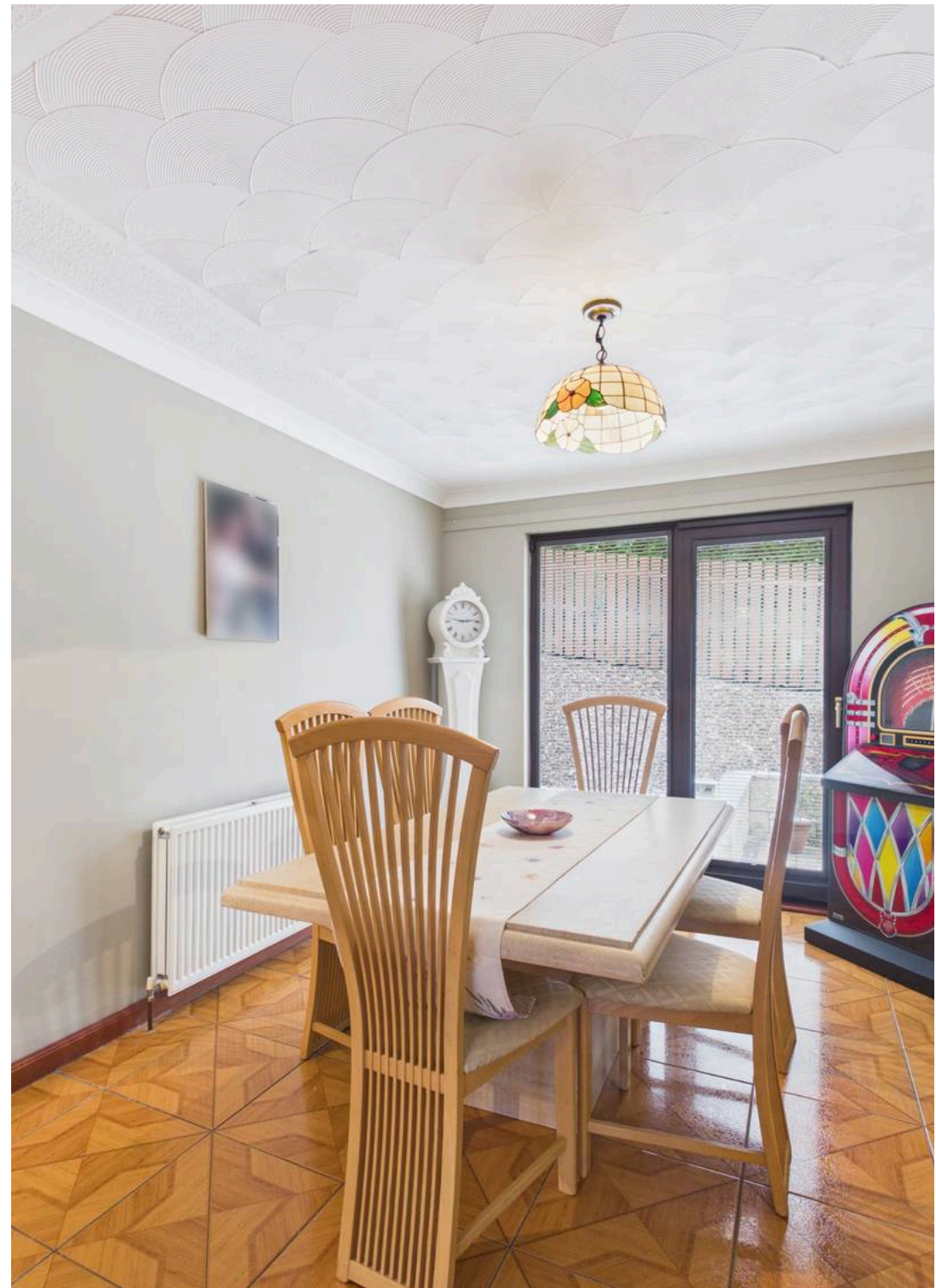
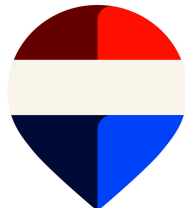
Crossford

Situated in the charming village of Crossford, nestled in the ever-popular Clyde Valley, 78 Lanark Road is a generously proportioned, five bedroom, detached family home, occupying a large plot in the centre of the village.

The home is entered from the front into a spacious and welcoming entrance hallway which gives access to the double integral garage and large utility room. From here stairs lead up to the main part of the home where most of the accommodation can be found. The lounge is, again, generous in size with excellent natural light from twin aspect windows and a set of patio doors which lead to a small balcony. The kitchen has a wide selection of base and wall mounted storage with quality integrated appliances and ample space for a large American style fridge/freezer. A moveable central island offers additional breakfasting and storage space. Off the kitchen is a second sitting room with newly installed patio doors which lead to the rear garden. The dining room also provides the ability to access the garden at the rear. This floor is completed by a small study and four good size double bedrooms, two ensuites and two of the bedrooms benefit from walk-in dressing rooms. At the end of the hall a spiral staircase leads to the fifth bedroom. Externally there is a large driveway to the front which provides excellent off-street parking and gives access to the double garage. Steps lead up to the rear garden which is primarily laid to block paving providing low-maintenance seating areas. To the side a large lawn offers an area for those with children to play or a blank canvas for those who are keen gardeners.

This substantial family home in the heart of the Clyde Valley can only be fully appreciated by internal viewing.

- Situated in the Charming Village Crossford
- Five Bedrooms
- Double Integral Garage
- Balcony
- Driveway
- Large Garden







Floor 0



Floor 1



Floor 2



Approximate total area⁽¹⁾

277.4 m²

2986 ft²

Balconies and terraces

2.6 m²

28 ft²

Reduced headroom

7 m²

75 ft²

(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



REMAX Clydesdale

Remax, 2 High Street, Lanark, ML11 7EX

01555 666990

lanark@remax-scotland.homes

www.remax-scotland.homes/estate-agents/clydesdale

These particulars are prepared by us on the basis of information provided by our clients. We have not tested the electrical system, appliances or heating system. All sizes are recorded by laser to give an indicative, approximate size only. Prospective purchasers should make their own enquiries, no warranty is given or implied. This schedule is not intended to, and does not form any contract. Anti-Money Laundering Regulations - Purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. NOTING INTEREST If you are interested in this property please ask your solicitor to notify us. This is referred to as "noting interest" and will ensure that you are informed of any