



RESIDENCE

8 Chapland Road, Lanark, ML11 7QL

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Viewing by appointment with Residence Hamilton

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RESIDENCE



4 Bedrooms | 3 Public Rooms | 2 Bathrooms



A truly exceptional traditional semi-detached sandstone villa, this impressive home has been thoughtfully extended and reconfigured to offer a superb blend of contemporary living space and retained period charm.

Set within one of Lanark's most sought-after addresses, the property enjoys a prime position within a peaceful cul-de-sac, with open aspects to the front overlooking Lanark Tennis Club and a private rear outlook backing onto Lanark Bowling Club.

Internally, the property offers spacious and flexible accommodation presented in true walk-in condition. A welcoming entrance hallway immediately sets the tone, showcasing original features including high ceilings, ornate cornicing and traditional woodwork.

The ground floor has been tastefully designed for modern family living. Accessed via the side entrance, a stylish utility room with contemporary shower room provides access to the integral garage and leads through to a bright, spacious family/TV room. This in turn flows seamlessly into a truly outstanding open-plan kitchen, dining and living space—the heart of the home. Flooded with natural light and finished to a high standard, this impressive area offers direct access to the south facing rear garden, making it ideal for both everyday living and entertaining.



To the front, the formal lounge is a charming space, featuring a large bay window with open views towards the tennis courts and a feature log-burning fireplace. A further versatile room on this level offers flexibility as a home office, playroom or an additional bedroom.

Upstairs, there are three well-proportioned bedrooms, including a spacious principal bedroom with open views to the front, while the rear bedroom enjoys a peaceful outlook over the bowling green. These are complemented by a beautifully appointed family bathroom, complete with a freestanding bath and separate shower.

Externally, the property features, low-maintenance front and rear gardens, with a spacious private driveway to the front.

1991.00 sq ft | EER = C



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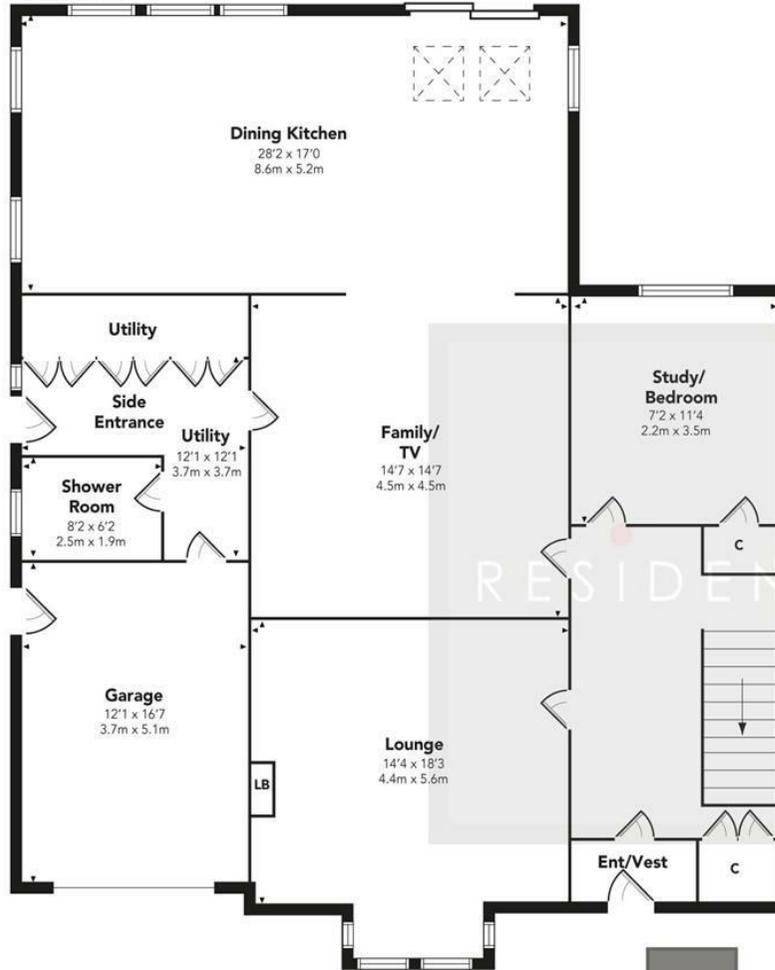




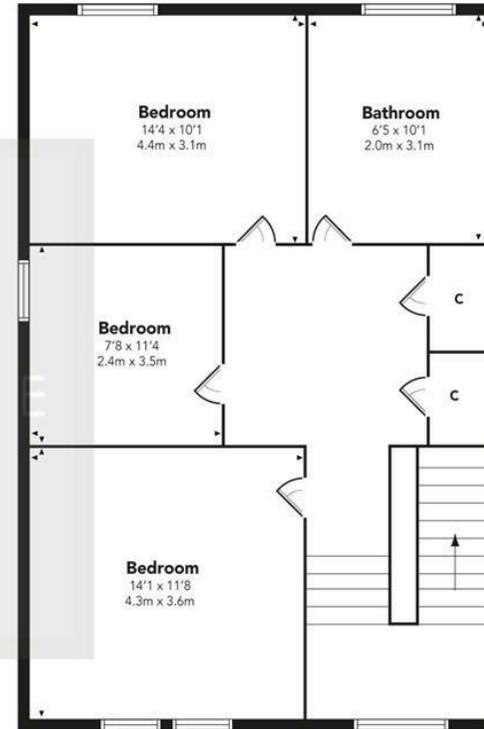


RESIDENCE

GROUND FLOOR



FIRST FLOOR



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.