



AB Properties



3 Finlayson Lane
Carnwath, Lanark, ML11 8TA

Offers over £460,000



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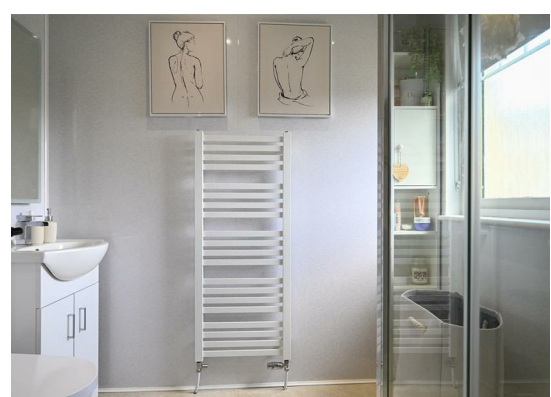
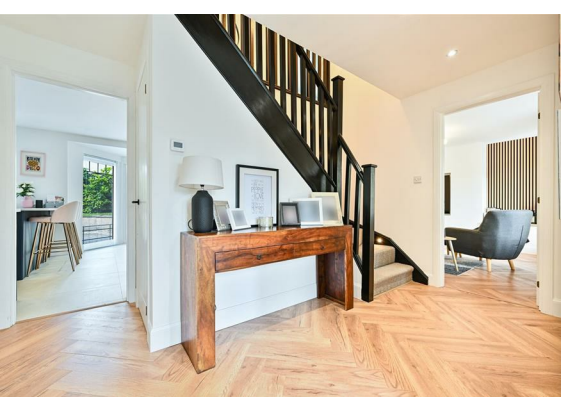
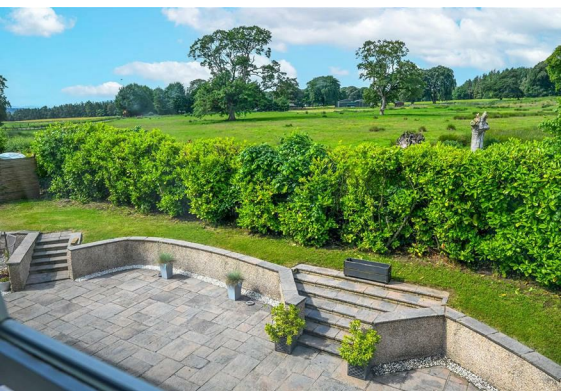


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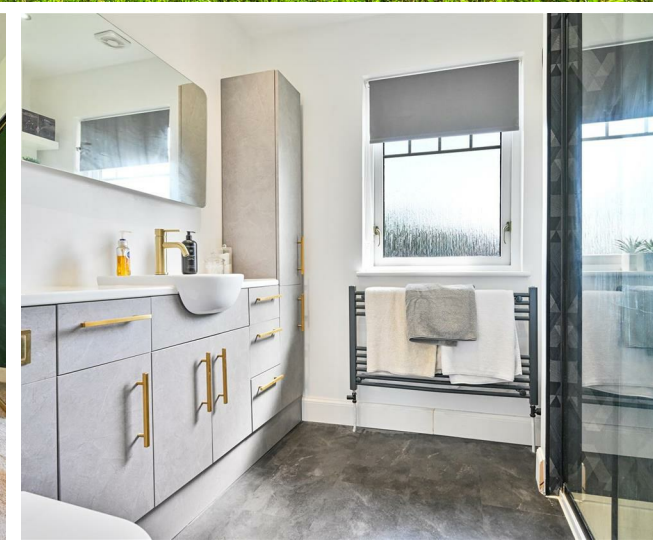


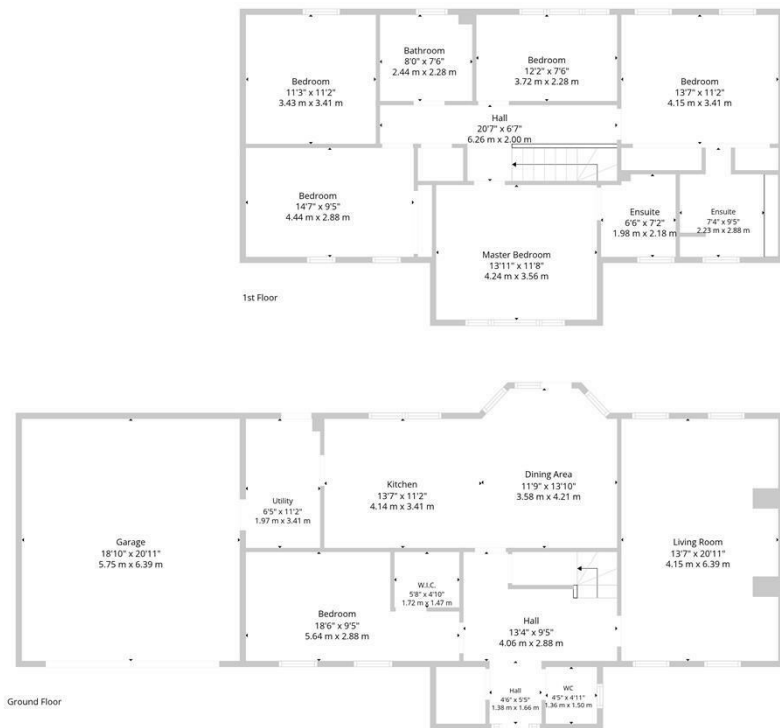
This exceptional detached property has been comprehensively renovated to an outstanding standard, offering over 2,000 sq ft of beautifully appointed accommodation designed to meet the demands of modern family living. Occupying a generous plot within a desirable residential setting in Carnwath, the property enjoys attractive open views across the surrounding countryside.

The accommodation is centred around a welcoming reception hall which immediately sets the tone for the quality of finish found throughout the home. An elegant living room provides an ideal setting for both everyday family life and entertaining, while the stunning dining kitchen forms the heart of the property, featuring sleek contemporary fittings, generous worktop space and ample room for family dining. A separate utility room offers excellent practicality and direct access to the integral double garage. The ground floor further benefits from a convenient WC and a substantial double bedroom complete with a ensuite. For enhanced comfort and efficiency, underfloor heating has been installed throughout the lounge, hallway, dining kitchen and ensuite bathroom.

On the upper floor, a spacious landing leads to five further bedrooms, all of which are generously proportioned and flooded with natural light. The impressive master suite and guest bedroom enjoy en-suite facilities. Three additional bedrooms are served by a modern family bathroom.

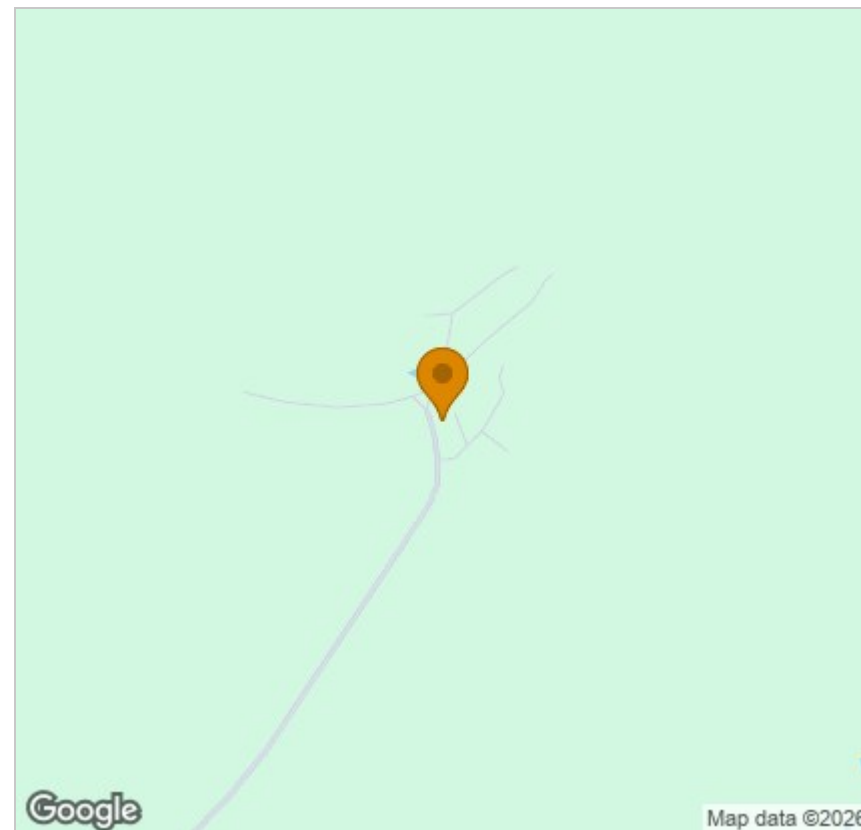
A standout feature of this remarkable home is its exceptional energy efficiency. Boasting an EPC A rating, the property benefits from double glazing, an air source heat pump, extensive solar panel system, battery storage with off-grid capability during power outages, smart app-controlled systems and an EV charging point. These cutting-edge features combine to deliver outstanding environmental credentials and exceptionally low running costs.



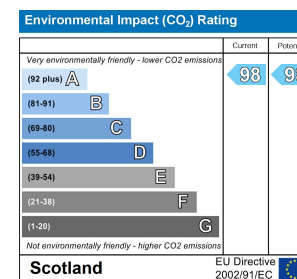
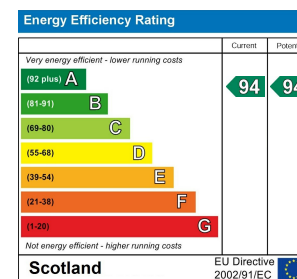


TOTAL: 2034 sq. ft, 189 m²
 Ground floor: 992 sq. ft, 92 m², 1st floor: 1042 sq. ft, 97 m²
 EXCLUDED AREAS: GARAGE: 396 sq. ft, 37 m², UTILITY: 72 sq. ft, 7 m², WALLS: 177 sq. ft, 16 m²

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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