



AB Properties



4 Ramoth

Kirkfieldbank, Lanark, ML11 9LA

Offers over £269,995



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Deceptively spacious four-bedroom detached bungalow, occupying an elevated position within the charming village of Kirkfieldbank, nestled in the heart of the picturesque Clyde Valley. Set within extensive private gardens, this fantastic family home offers generous accommodation all on one level and enjoys lovely views towards Kirkfieldbank Brae.

The property is entered from the front into a spacious vestibule with storage cupboard, leading into a welcoming entrance hallway which provides access to the principal apartments. The bright and generously proportioned lounge features large picture windows allowing an abundance of natural light to flood the room whilst taking full advantage of the elevated outlook. A fireplace creates an attractive focal point within the space.

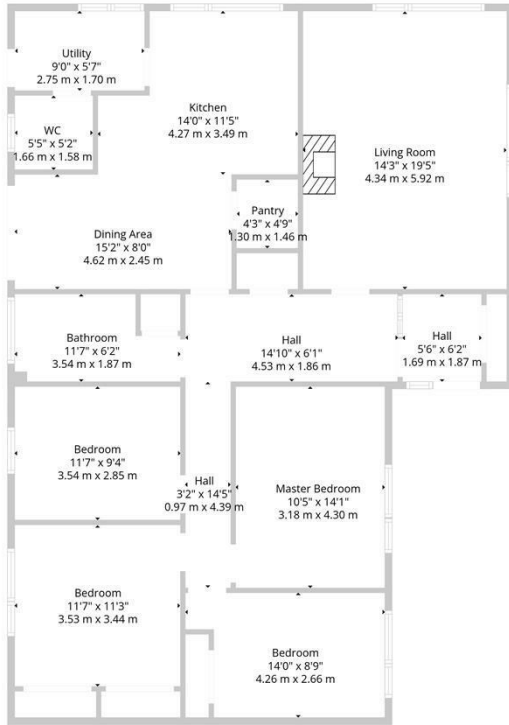
The dining kitchen is well proportioned and fitted with a good range of wall and floor mounted units together with an additional pantry cupboard. The open plan dining area benefits from patio doors providing direct access to the rear garden, creating an ideal setting for both everyday family living and entertaining. A separate utility room offers additional laundry facilities and access to the rear of the property, whilst a conveniently positioned WC completes the service accommodation.

The property further benefits from four generously sized double bedrooms and a spacious four-piece family bathroom.

Externally, the property occupies a substantial plot with a sweeping driveway providing ample private parking for multiple vehicles. The rear garden is arranged over split levels with a combination of lawned areas and woodland, offering a high degree of privacy and a peaceful outdoor setting. A timber shed provides useful external storage.

Further benefits include gas fired central heating and double glazing throughout.



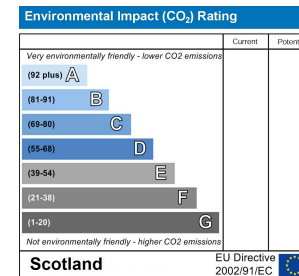
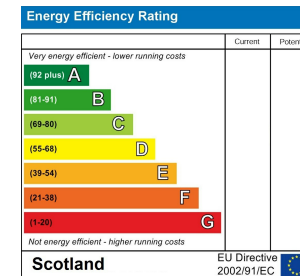


TOTAL: 1451 sq. ft, 135 m2
 Ground floor: 1451 sq. ft, 135 m2
 EXCLUDED AREAS: UTILITY: 51 sq. ft, 5 m2, WALLS: 84 sq. ft, 7 m2

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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