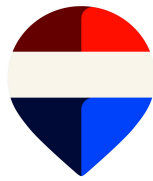




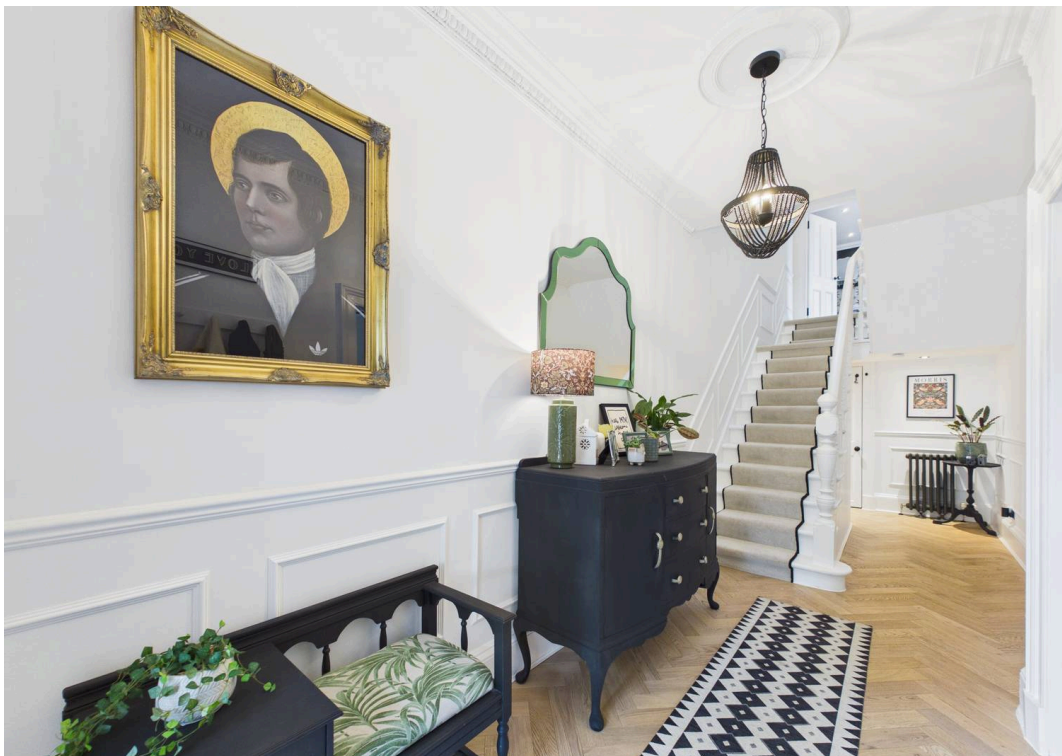
132 Hyndford Road

Lanark



Immaculately presented and recently renovated, five bedroom, traditional villa situated in a central location within the historic market town of Lanark. The current owners have and converted the attic to provide an additional bedroom and meticulously refurbished the property throughout creating a wonderfully stylish, contemporary home. The property is entered from the front, through a vestibule into a spacious and welcoming entrance hallway with decoratively ornate staircase leading to the first floor. The lounge is generous in size with a large timber panelled bay window to the front that floods the room with natural light. A log burning stove provides an attractive focal point to the room with timber panelling added to the walls to compliment the bay windows. The fourth bedroom is found on the ground floor and is currently utilised as a dining room/sitting room. This room has again been re-styled with new wooden panelling providing a striking feature in addition to the beautifully ornate fireplace. The kitchen is once again a recent addition, beautifully stylish and modern, complimented by quality integrated appliances and a range cooker. The beautiful stone floor benefits from under floor heating. The ground floor is completed by a large utility room which provides additional storage and laundry facilities and a cloaks W.C. On the first floor a half landing gives access to the stunning family bathroom which is a real key feature of the home. Designed in a traditional style the bathroom features a roll top bath, his and hers pedestal wash hand basins and separate large walk-in shower cubicle. The room is finished with slate flooring with under floor heating. On the upper landing an attractive stained-glass skylight immediately draws your attention and provides useful sunlight. The first floor is completed by two generous double bedrooms and a single bedroom and a newly constructed staircase gives access to the fifth bedroom on the second floor. Externally there is a driveway to the front which can provide off-street parking for two vehicles and gives access to the single garage. To the rear the garden is split between paved patio and lawn with mature borders bound by stone walls. This property is in true walk-in condition and can only be fully appreciated by internal viewing.



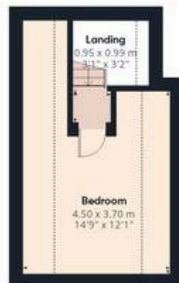




Floor 0



Floor 1



Floor 2



Approximate total area⁽¹⁾

165.6 m²

1783 ft²

Reduced headroom

7.7 m²

83 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



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