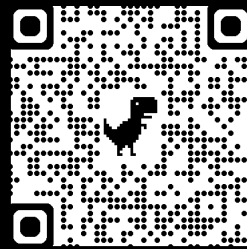


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Lanark

Hillhouse Farm Road
ML11 9HS

Council Band D

2 BEDROOM DETACHED BUNGALOW

Well Presented Bungalow | Two Double Bedrooms | Fitted Kitchen | Family Shower Room |
Garage & Driveway | Low Maintenance Garden | Gas Central Heating | Double Glazing | EPC -

C



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10 Hillhouse Farm Road, Lanark ML11 9HS

Well-presented two-bedroom bungalow situated within a popular residential area of Lanark, offering spacious accommodation comprising entrance vestibule, bright living room, fitted kitchen, two double bedrooms and family shower room. The property benefits from double glazing, gas central heating, low-maintenance gardens, monoblocked driveway and single attached garage. EPC - C.

This attractive two-bedroom bungalow provides well-proportioned accommodation and would suit a variety of purchasers, including those seeking single-level living.

The property is entered from the front via a UPVC external door into a small entrance vestibule, which provides hanging space and can readily be utilised as a cloak area. The vestibule has a carpeted floor, painted and papered walls and quality wooden doors throughout.

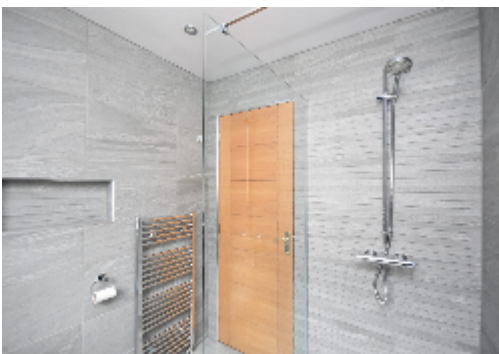


The spacious front-facing living room features a large window providing good natural light and a marble electric fireplace creating an attractive focal point. The room has carpeted flooring with painted and papered walls. Doors provide access to the hallway and kitchen.

The kitchen has a front-facing window with a stainless steel sink and drainer positioned below. There is a good selection of recently installed white gloss wall and base units, together with space for additional appliances, including a fridge and washing machine. Integrated appliances include a four-ring electric hob and oven with stainless steel extractor hood above. Tiled splashbacks complete the kitchen. A side-facing door provides direct access to the side of the property.

The rear hallway provides access to both double bedrooms, the shower room and a useful storage cupboard. The hallway has carpeted flooring and painted and papered walls, with loft access also located here. The storage cupboard houses the gas central heating boiler.

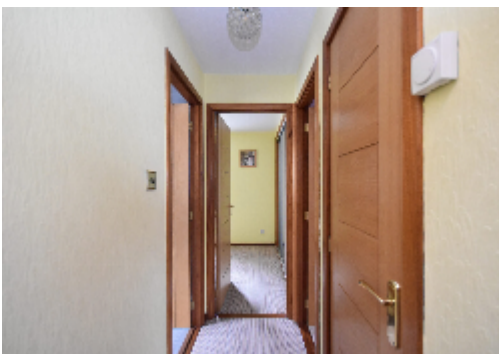
The primary bedroom is a good-sized rear-facing double room with a fitted sliding-door wardrobe providing excellent storage. The room has carpeted flooring and papered walls. The second bedroom is a further rear-facing double room, slightly smaller than the principal bedroom, and benefits from a fitted wardrobe with mirrored sliding doors. The rear-facing window overlooks the garden. Carpeted flooring and painted and papered walls complete the room.



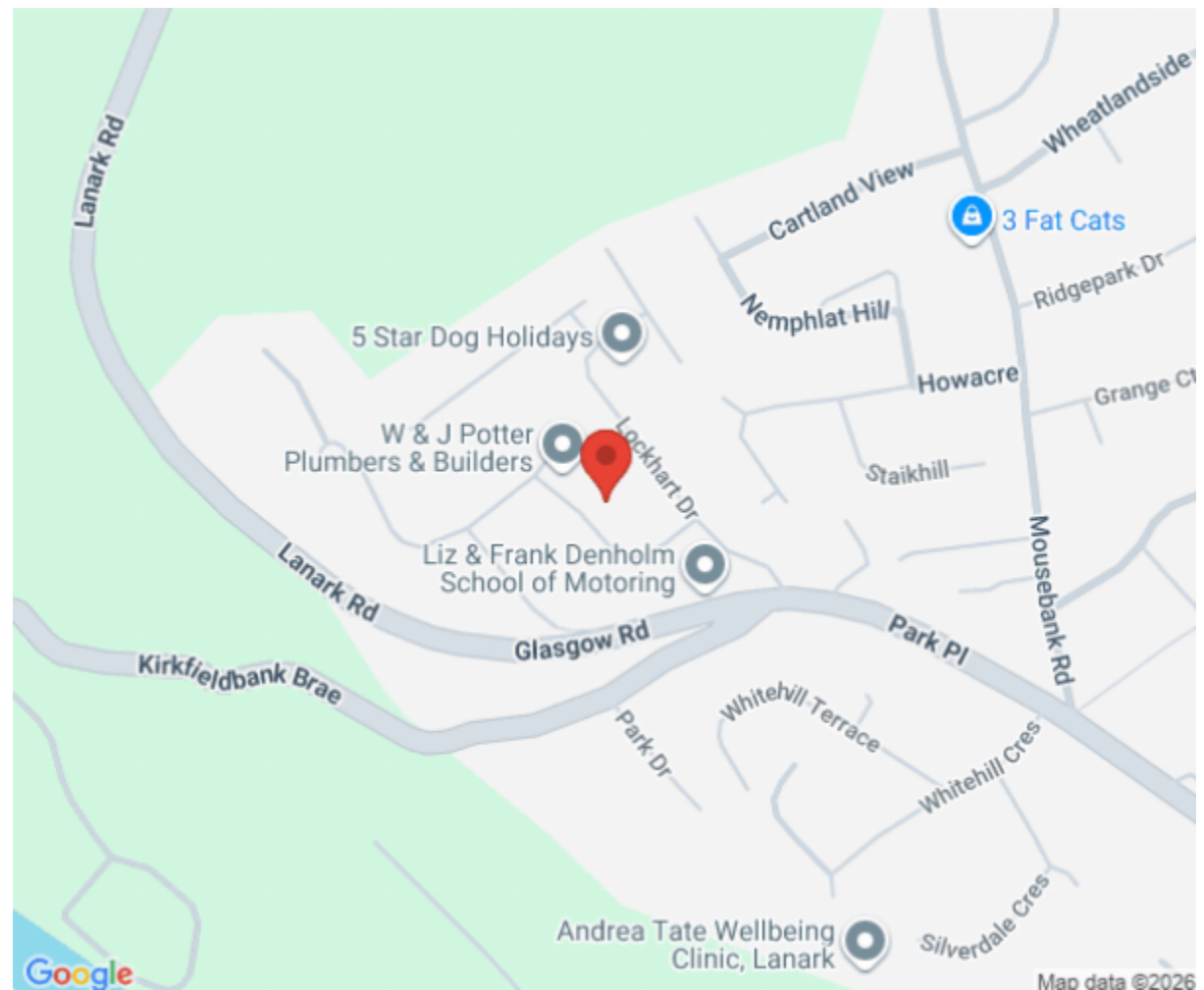
The family-sized shower room is recently tiled and fitted with a modern shower enclosure, white WC and wash hand basin set over a vanity unit. A side-facing obscure-glazed window provides natural light, with quality fixtures and fittings throughout.

Externally, the property benefits from low-maintenance front and rear gardens, predominantly laid with stone chip and complemented by planted shrubs. Paved pathways provide access around the property, while the rear garden features a small patio area, dwarf wall borders with planted shrubs and a drying area. A monoblocked driveway provides off-street parking and leads to the single attached garage, which is of a good size for a single garage and offers useful additional storage or parking space.

Hillhouse Farm Road is a popular residential location within the historic market town of Lanark, providing convenient access to a range of local amenities including shops, supermarkets, cafés, restaurants, schools and leisure facilities. Lanark also offers excellent transport links, with regular rail services providing connections towards Glasgow and surrounding towns. The surrounding area provides attractive countryside and recreational opportunities, while the town's historic attractions and amenities are within easy reach.



Living Room: 4.41m x 4.28 m
 Kitchen: 3.50m x 2.00m
 Primary Bedroom: 3.96m x 3.28m
 Bedroom Two: 2.58m x 3.00m
 Shower Room: 1.88m x 1.97m
 Garage: 5.59m x 2.64m



Morison & Smith
 inc. John R. Muir & Co. and McCarron & Co.
 SOLICITORS - NOTARIES - ESTATE AGENTS

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 Email: estates@morisonandsmith.com
 Website: morisonandsmith.com

Disclaimer

Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract on offer, nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital/sonic-measuring device and are taken to the widest point. We have not tested the electricity, gas or water services or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. If there is any part of this that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.