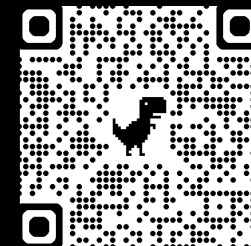


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Council Band E

4 BEDROOM DETACHED VILLA

Detached Villa | Four Bedrooms | Spacious Accommodation | Front and Rear Gardens |
Family Bathroom | Shower Room | Gas Central Heating | Double Glazing | EPC - C



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Ridgepark Drive, Lanark

An impressive four-bedroom family home set within one of Lanark's most prestigious residential addresses, offering generous accommodation over two levels along with substantial outdoor space and driveway parking. This is a rare opportunity to acquire a substantial family home in a highly sought after location within Lanark, offering both space and versatility in a desirable setting. EPC - C.

The property is entered via the front door into a welcoming entrance hallway, which provides access to the principal ground floor accommodation, as well as a large storage cupboard and the family bathroom.

The living room is a standout feature of the home, boasting a bright triple aspect with windows to the front, rear and side, allowing for an abundance of natural light. Patio doors provide direct access to the rear garden, while a feature fireplace creates an attractive focal point. A further door leads through to the dining room.

The dining room is rear-facing and offers an ideal space for family meals and entertaining, with an open aspect leading into the kitchen.

The kitchen is well-proportioned and also rear-facing, fitted with a good selection of wall and base units finished in an off-white tone. A central island unit provides additional workspace and storage, with space for freestanding appliances. A door from the kitchen leads directly to the rear garden, while a further door returns to the hallway.

The family bathroom is located on the ground floor and comprises WC, wash hand basin and bath, with a side-facing obscure glazed window providing natural light.

On the upper level, the hallway gives access to four well-proportioned bedrooms and a shower room.

The primary bedroom benefits from a dual aspect to the rear and side, along with built-in wardrobe storage.

Bedroom two is a generous double, positioned to the front of the property with a side-facing window allowing for natural light.

Bedrooms three and four are both rear-facing and offer flexible accommodation suitable for family living, guests, or home working.

The shower room is centrally located on the upper floor and comprises WC, wash hand basin and a single shower enclosure.

Externally, the front garden is mainly laid to lawn, complemented by mature shrubs and hedging, with a stone chip driveway running along the side of the property, providing off-street parking for several vehicles.

The rear garden is well maintained and predominantly laid to lawn, enhanced by mature shrubs and hedging, along with patio areas and a charming summerhouse, creating an ideal space for outdoor entertaining and family use.

Dimensions (all at longest points)

Living Room: 3.93m x 6.64m

Dining Room: 2.89m x 3.01m

Kitchen: 3.61m x 3..91m

Bathroom: 1.95m x 2.6m

Bedroom One: 5.73m x 3.91m

Bedroom Two: 4.02m x 3.08m

Bedroom Three: 2.81m x 2.57m

Bedroom Four: 3.08m x 2.23m

Shower Room: 1.45m x 1.62m





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

61 High Street. Lanark, ML11 7LN

Telephone: 01555 661435 - Fax: 01555 666869

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.