

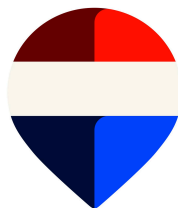


6 Cleghorn Lea

Lanark

Beautifully presented, six bedroom, detached villa situated in the heart of historic market town of Lanark. This substantial family home offers flexible living accommodation arranged over three floors and provides potential buyers with a deceptively spacious family home in the heart of the town set within this popular leafy cul-de-sac. The property is entered from the front into a welcoming entrance hallway. The kitchen is a real feature of this home incorporating the family and breakfasting area with quality appliances, granite worktops and fully tiled floor. Excellent natural light floods the room thanks to a pair of large windows and patio doors which give access to the rear garden. Complimenting the kitchen is a utility room which provides separate laundry facilities, additional storage and a side door access. The lounge is generously proportioned, and the ground floor is completed by a cloaks W.C. and dining room which the current owner utilises as a gym, but it could also be a ground floor double bedroom. On the first floor there are four double bedrooms, with the master suite benefiting from an en-suite and ample storage. The family bathroom is also located on the floor. On the second level there are a further two bedrooms and shower room. Externally there are gardens to the front and rear with a monobloc driveway providing ample off street parking and giving access to the double garage with electric doors at the side. The current owner has fitted an electric car charging point, and they have created a fabulous garden room/bar for outside entertaining.

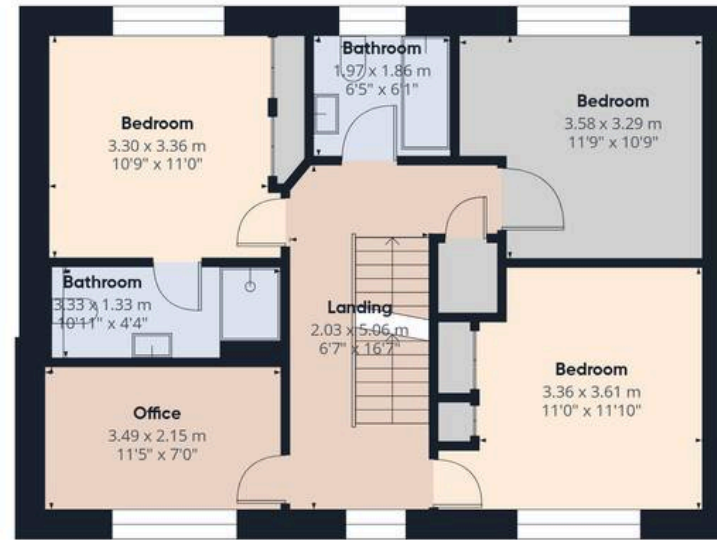
- Six Bedroom
- Detached Villa
- Private Driveway
- Double Garage
- Garden Room







Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Approximate total area⁽¹⁾

176.8 m²
1901 ft²

Reduced headroom

3.6 m²
39 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.



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