



AB Properties



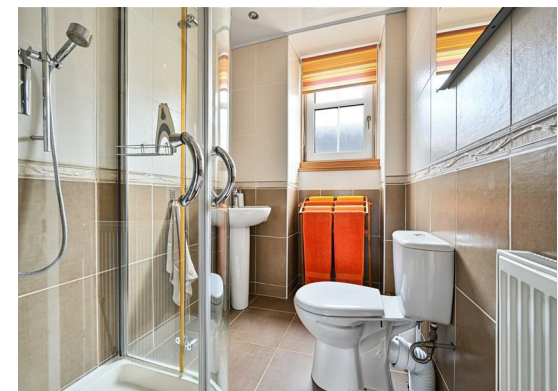
5 Braxfield Road

, Lanark, ML11 9AB

Offers over £259,995











Nestled within a highly sought-after residential area of Lanark, this charming detached two-bedroom home offers spacious and versatile accommodation extending to approximately 1,057 sq ft. Occupying a generous plot with attractive gardens and private parking, the property enjoys a peaceful setting whilst remaining conveniently close to the town centre, local amenities, schools and transport links.

The accommodation is arranged over two levels and comprises a welcoming entrance porch leading into a central hallway, a bright and spacious lounge with excellent natural light, and a well-proportioned breakfasting kitchen providing ample space for dining and everyday family living. A useful utility room and separate WC complete the ground floor. On the upper level, the property offers an impressive principal bedroom of generous proportions, a second double bedroom, a versatile home office/study which could be utilised as a nursery, dressing room or occasional guest space, and a family shower room.

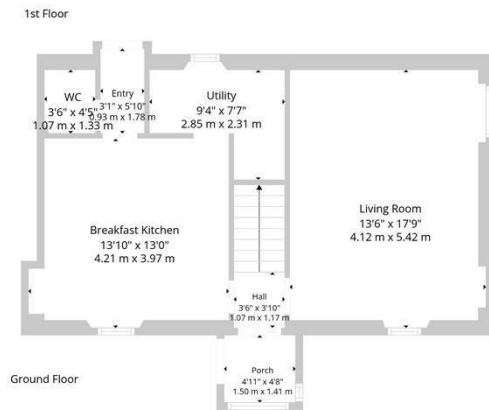
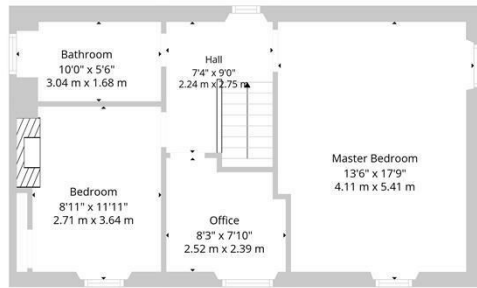
Further benefits include gas central heating, double glazing throughout, solar panels with battery storage, and an EV charger ensuring energy efficiency all year round.

Externally, the property is complemented by beautifully maintained gardens featuring mature planting, lawned areas and seating spaces ideal for outdoor entertaining and relaxation. A private driveway provides off-street parking, while the elevated position affords attractive open aspects across the surrounding area and countryside beyond.

Lanark is a bustling market town with a good variety of shops, bars, restaurants and amenities including a health centre, golf course, equestrian centre, leisure centre with swimming pool/gymnasium, primary and secondary schools and a bus and train station. The famous Falls of Clyde and Heritage village of New Lanark are just a few minutes drive away. Lanark is ideally situated for commuting to Glasgow, Edinburgh, the central belt and all areas of the picturesque Clyde Valley





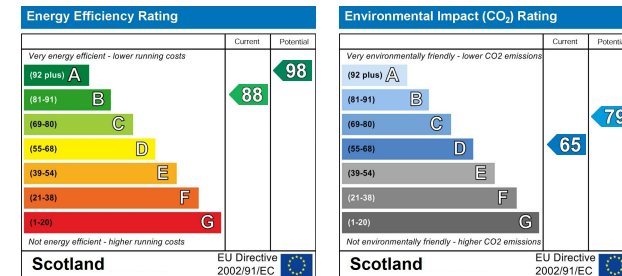


**TOTAL: 1057 sq. ft, 98 m2**  
 Ground floor: 495 sq. ft, 46 m2, 1st floor: 562 sq. ft, 52 m2  
 EXCLUDED AREAS: UTILITY: 54 sq. ft, 5 m2, PORCH: 23 sq. ft, 2 m2, WALLS: 142 sq. ft, 14 m2

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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