



71 Lesmahagow Road

Kirkfieldbank, Lanark

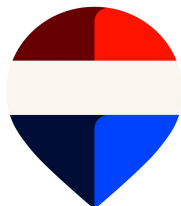
Situated in the village of Kirkfieldbank, nestled in the ever popular Clyde Valley, 71 Lesmahagow Road is a tastefully extended, four-bedroom, end-terrace villa with large double garage and generously proportioned deck area affording an element of privacy thanks to its clever positioning at the edge of the elevated plot.

The property is entered from the front via a large and naturally bright porch currently configured as an extended entrance with a wardrobe and shoe racks. On the ground floor, the lounge is generous in size with a log burning stove and beautiful open country views through large windows. The kitchen at the rear has a good range of base and wall mounted storage with breakfast bar and integrated electric oven and hob. The utility room with sink, washing machine and tumble dryer completes the ground floor accommodation.

A freshly carpeted staircase leads to the first floor hosting three spacious double bedrooms, all freshly re-decorated with hardwood flooring throughout. Bedroom one is utilised by the current owners as a super king size room and overlooks the rear garden with various fruit trees and drying area. Bedroom two and three both benefit from elevated views over the open countryside. The modern family bathroom concludes the first floor and on the attic floor there is an additional bedroom reached by an attractive, solid staircase, also recently carpeted throughout.

The size of the living spaces and the exterior plot must be seen to be fully appreciated, and this chain-free house is move-in ready.

- Extended End Terrace Villa
- Four Bedrooms
- Generous Lounge with Log Burner
- Off Street Parking and Double Garage
- Timber Deck and Drying Area
- Open Countryside Views







Floor 0



Floor 1



Floor 2



Approximate total area⁽¹⁾

160.6 m²

1729 ft²

Reduced headroom

5.7 m²

61 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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