



4 Raeburn Common

Pettinain, Lanark

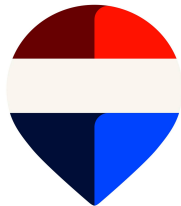
Spacious four bedroom detached villa situated in the popular rural hamlet of Pettinain, nestled in the South Lanarkshire countryside. This property offers potential buyers all the charm of rural living whilst enjoying the many comforts a modern home has to offer. The current owners have recently renewed much of the flooring within the house and redecorated throughout.

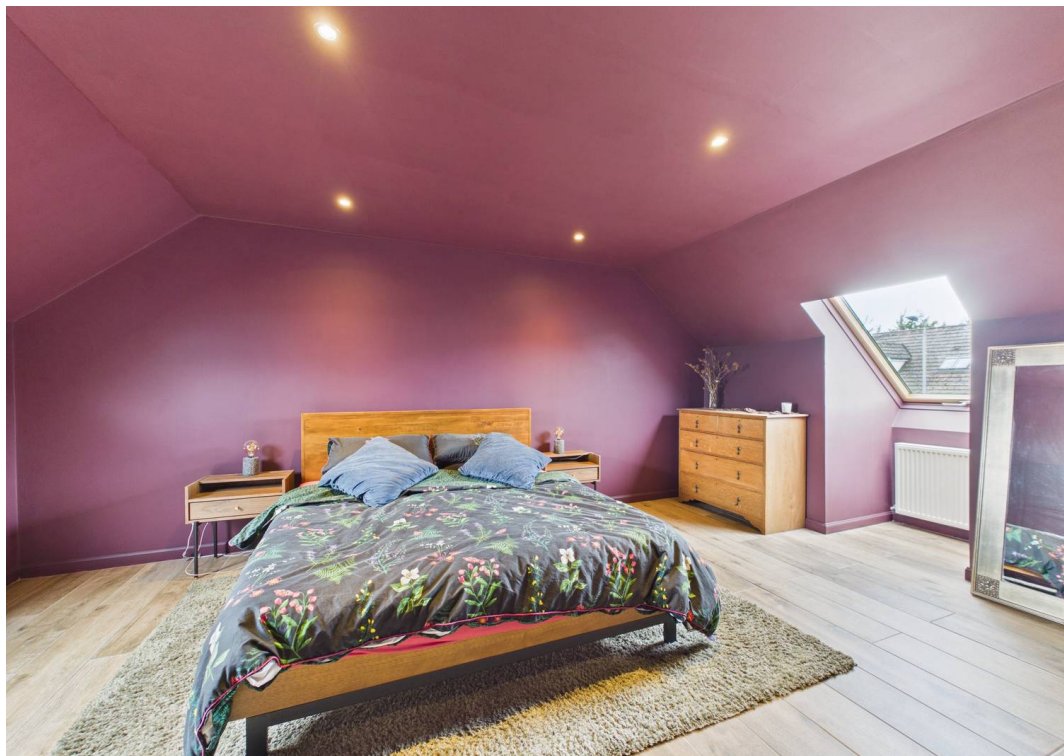
The property is entered via timber storm doors into a spacious and welcoming entrance hallway which provides a wonderful feeling of space. The dining kitchen has a wide range of stylish base and wall mounted storage units and integrated appliances which include fridge, freezer, dishwasher, electric oven and hob. This room provides access to the rear garden via French doors and a single door to the side. The lounge is generously proportioned with a large bay window to the front which provides the room with natural light and an open traditional fireplace provides an attractive focal point to the room. The ground floor is completed by a modern and stylish shower room with W.C and two double bedrooms.

On the first floor there are a further two double bedrooms which are extremely well proportioned. The master bedroom benefits from an en-suite bathroom with the second bedroom benefiting from an en-suite shower room. The first floor is completed by box room which could be utilised as a small study for those who work from home.

Externally the property occupies a generous plot which is a relatively low-maintenance area predominantly laid to grass and timber decking. A mono-bloc driveway to the front provides ample off-street parking.

The property further benefits from LPG gas fired central heating and double glazing.







Floor 0

Approximate total area⁽¹⁾

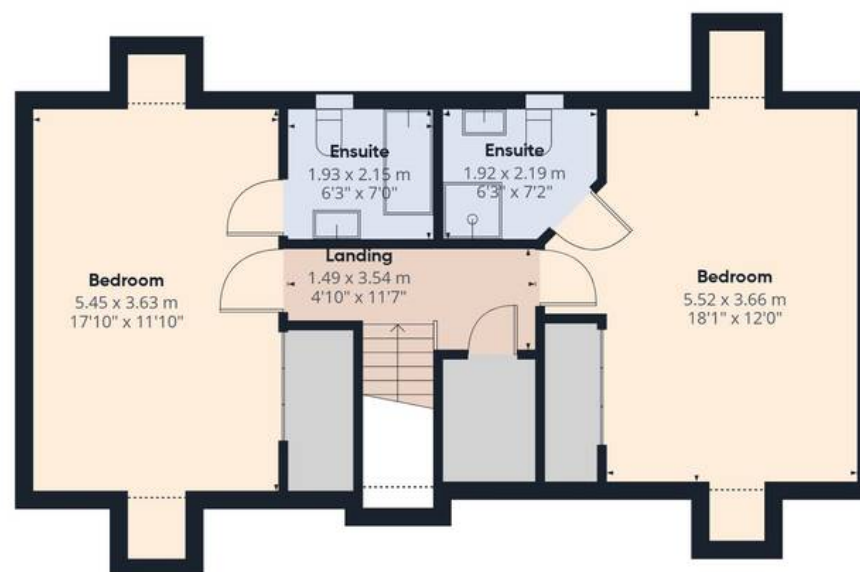
159.1 m²

1713 ft²

Reduced headroom

4.4 m²

47 ft²



Floor 1

(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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