



AB Properties



30 Auctioneers Way
, Lanark, ML11 9FD

Offers over £349,995



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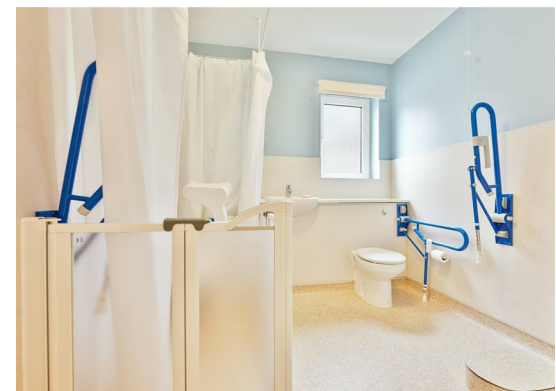


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Nestled within one of Lanark's most sought-after residential addresses, this impressive detached villa occupies a generous plot and offers substantial family accommodation extending to approximately 1960 sq ft.

The ground floor accommodation comprises of a welcoming entrance hallway, a convenient wc, and a spacious lounge with a lovely bay window, feature fireplace and French doors to a second sitting room. An open-plan kitchen and dining area gives access to a separate utility room and a beautiful conservatory overlooking the rear garden. The former double garage has been successfully converted to create an additional reception space ideal for relaxing, entertaining, a children's playroom or home office, adding valuable flexibility to suit a variety of lifestyle requirements.

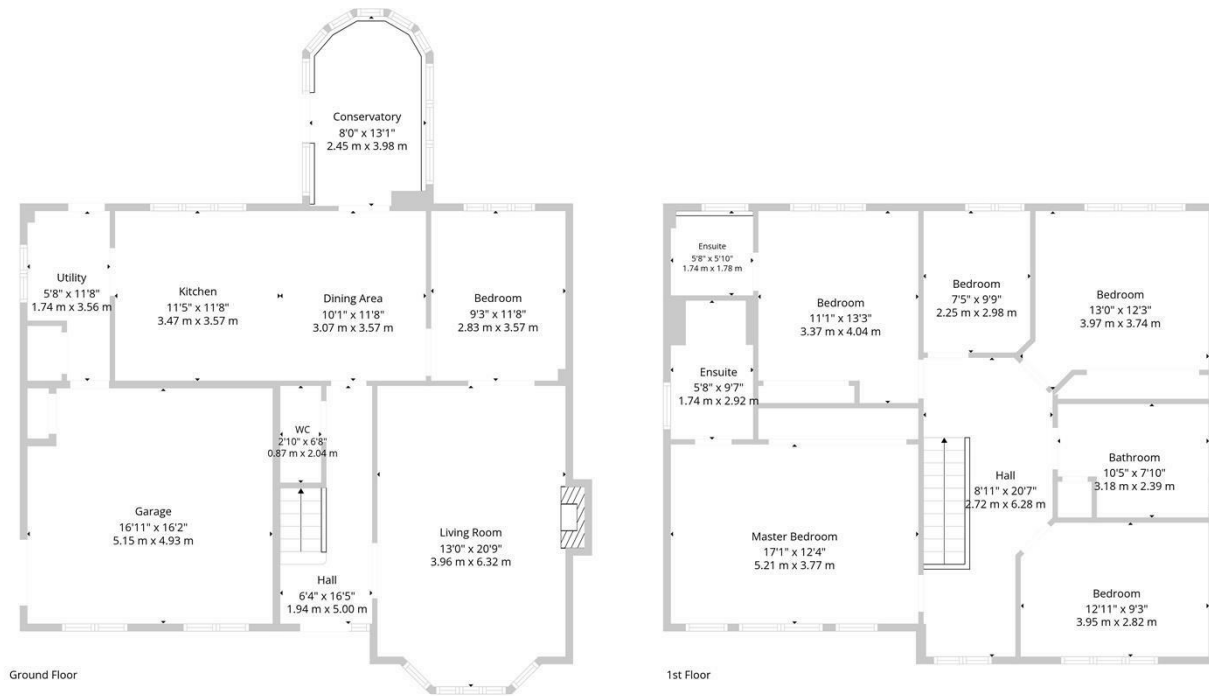
On the upper floor, the property boasts five well-proportioned bedrooms, including an impressive principal bedroom with ensuite shower room. A second bedroom also benefits from its own ensuite facilities, while the remaining bedrooms are served by a contemporary family bathroom.

As expected with a property of this calibre, specification include double glazing and gas central heating.

Externally, the property sits on a generous plot with landscaped front and rear gardens designed for ease of maintenance. The enclosed rear garden enjoys a high degree of privacy and features a combination of paved patio areas, decorative stone finishes and mature planting, providing an excellent outdoor space for relaxing or entertaining. A substantial monoblock driveway offers parking for several vehicles.

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.



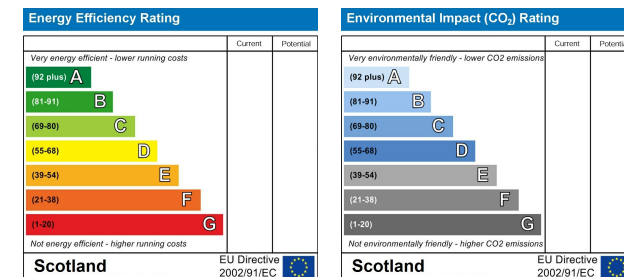


TOTAL: 1960 sq. ft, 182 m²
 Ground floor: 861 sq. ft, 80 m², 1st floor: 1099 sq. ft, 102 m²
 EXCLUDED AREAS: UTILITY: 55 sq. ft, 5 m², GARAGE: 267 sq. ft, 25 m², FIREPLACE: 7 sq. ft, 1 m²,
 WALLS: 169 sq. ft, 16 m²

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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