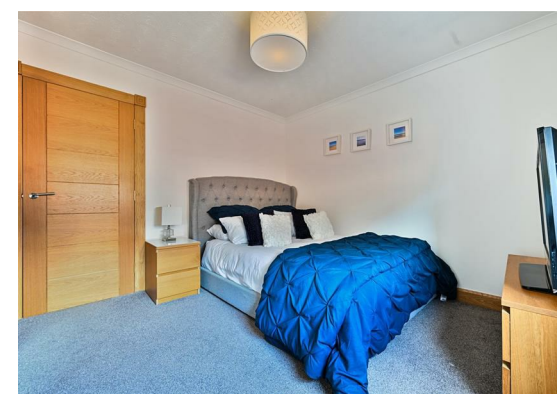


2 Springfield Nurseries Cleghorn
Lanark, ML11 7RW

Offers over £399,995





This impressive five-bedroom detached bungalow occupies a substantial plot on the outskirts of Cleghorn village, offering spacious and versatile accommodation, extensive gardens, generous parking and an impressive detached garage. Beautifully presented throughout, the property combines contemporary interiors with excellent family living space.

A welcoming entrance hallway leads to the bright and spacious lounge, featuring a striking contemporary fireplace creating an attractive focal point.

A particular highlight is the impressive kitchen and dining area. Finished to a high standard, the contemporary kitchen features sleek fitted units, contrasting work surfaces and integrated appliances. The adjoining dining area offers ample space for family dining and benefits from expansive glazed doors opening directly onto the garden, flooding the room with natural light. A separate utility room provides additional practicality and storage.

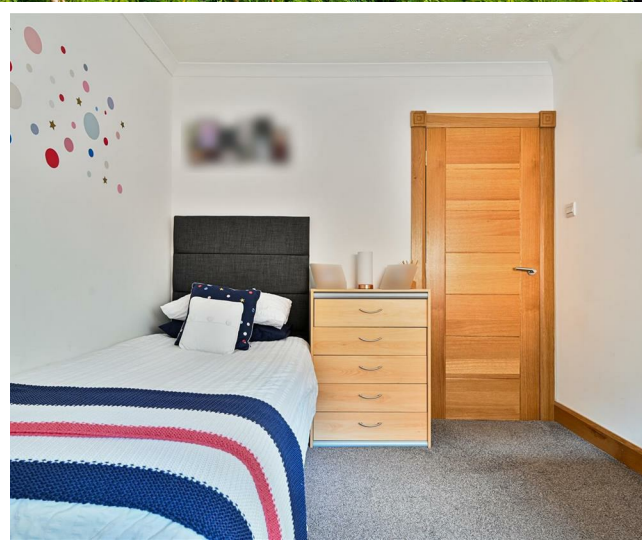
The property offers five well-proportioned bedrooms, providing excellent flexibility for family living or home working. The generous master bedroom benefits from a contemporary en-suite shower room, while the remaining bedrooms are served by a stylish family bathroom. An additional WC completes the accommodation.

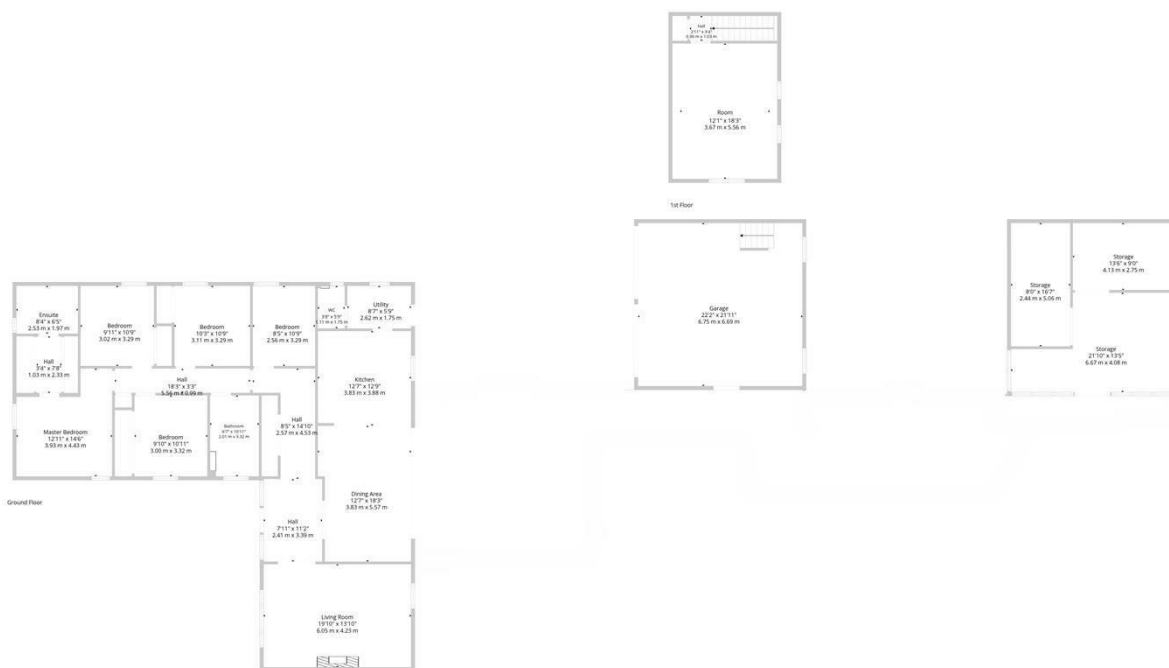
Externally, the property truly comes into its own. The extensive, beautifully maintained gardens feature generous lawns, mature trees, established planting and patio areas, creating an attractive and private outdoor setting.

A substantial driveway provides extensive off-street parking and leads to a large detached garage, further enhanced by accommodation above and adjoining storage areas.

Further benefits include an air source heat pump, solar panels and double glazing throughout.

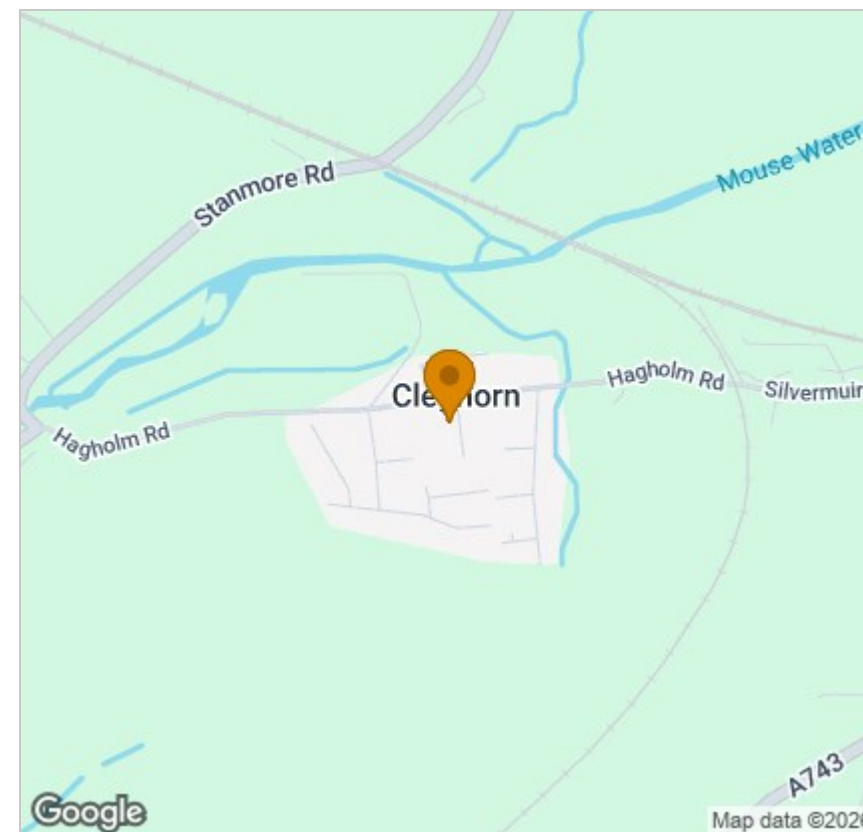
Cleghorn offers a peaceful, semi-rural lifestyle while remaining conveniently positioned for Lanark, Carluke and the wider Central Belt, with excellent amenities, schooling and transport links available nearby.



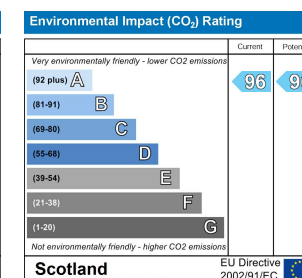
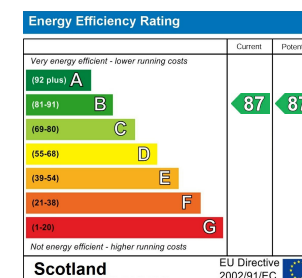


TOTAL: 2096 sq. ft, 194 m2
 Ground floor: 1823 sq. ft, 169 m2, 1st floor: 273 sq. ft, 25 m2
 EXCLUDED AREAS: PATIO: 122 sq. ft, 11 m2, STORAGE: 497 sq. ft, 46 m2, UTILITY: 49 sq. ft, 5 m2,
 GARAGE: 486 sq. ft, 45 m2, LOW CEILING: 37 sq. ft, 4 m2, WALLS: 234 sq. ft, 22 m2

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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

19 Bannatyne Street, Lanark, Lanarkshire, ML11 7JR
 Tel: 01555 660077 Email: admin@ab-properties.co.uk ab-properties.co.uk