



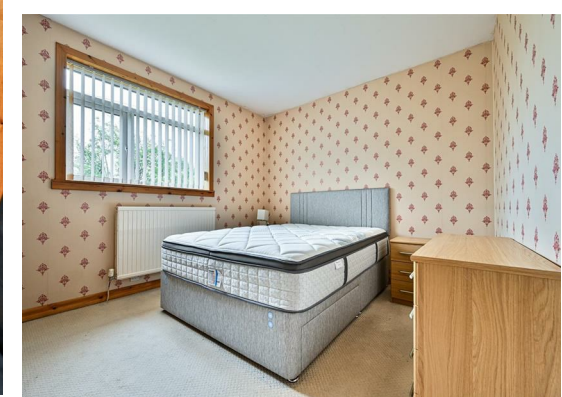
AB Properties



13 Westbank Holdings Ayr Road
Ravenstruther, Lanark, ML11 8NL

Offers over £340,000







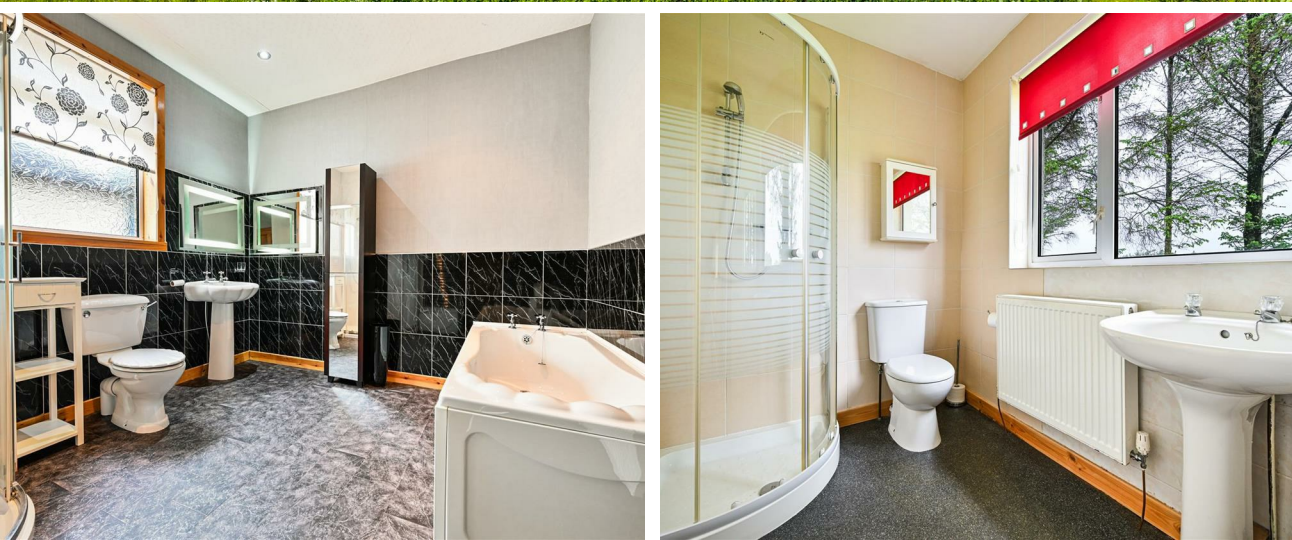
Enjoying a tranquil countryside location while remaining accessible to nearby towns and transport links, this appealing detached bungalow combines spacious accommodation, versatile outbuildings and a generous rural setting to create a unique lifestyle opportunity in the heart of the South Lanarkshire countryside.

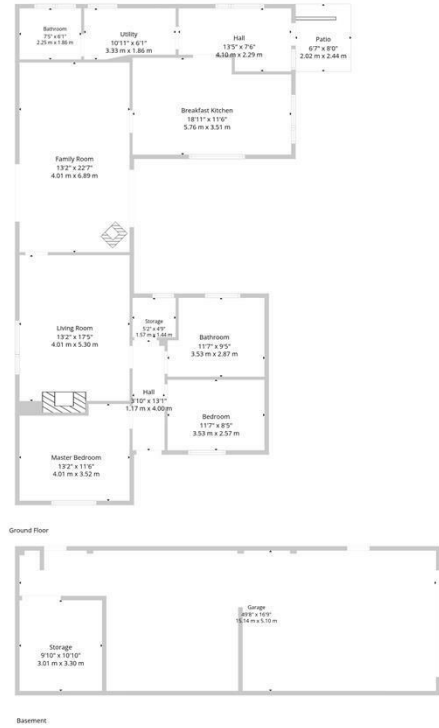
The accommodation extends to approximately 1,311 sq ft (122 sq m) and is arranged over a single level, providing flexible and well-proportioned living space throughout. A welcoming entrance hall leads to a bright and spacious living room featuring a contemporary wood-burning stove, creating an attractive focal point and a comfortable space for relaxation. A separate family room provides additional living accommodation and could equally serve as a formal dining room, home office or playroom. The heart of the home is the generous breakfasting kitchen, offering ample room for dining and everyday family living, with direct access to a utility room and shower room.

The bungalow offers two well-sized double bedrooms served by a spacious family bathroom.

Externally, the property is complemented by a detached garage, additional outbuildings providing extensive storage space and a large garage area with excellent potential for workshop use, vehicle storage or a range of alternative purposes subject to the necessary consents. The expansive grounds offer tremendous scope for gardening, leisure pursuits or small-scale agricultural use.

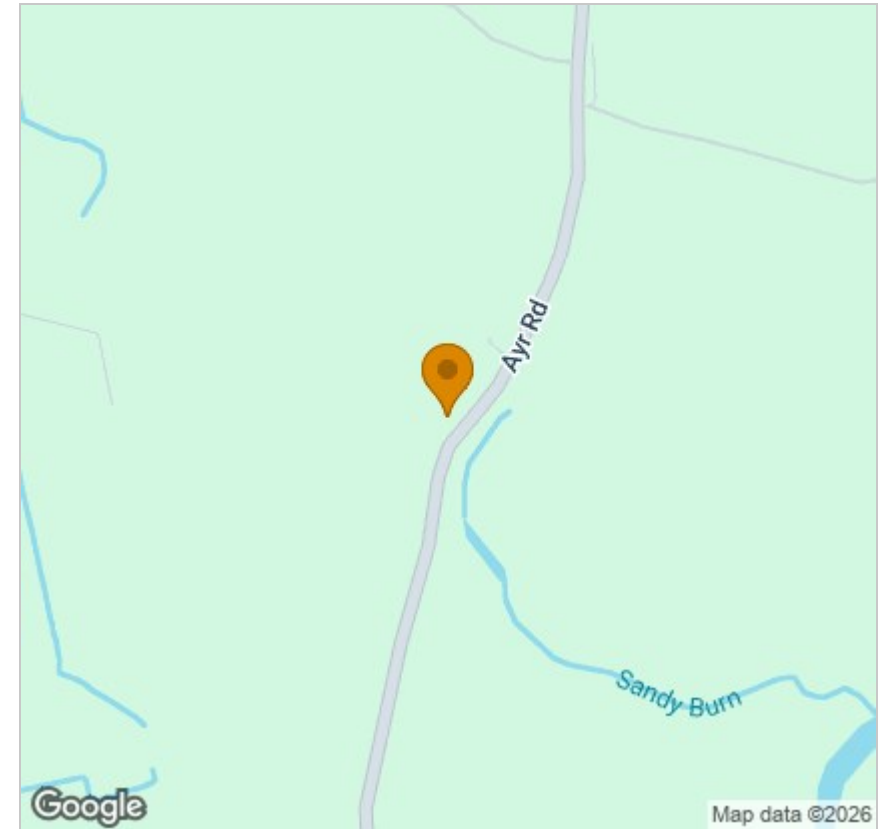
The bungalow is situated within the semi-rural Hamlet of Ravenstruther only a few miles from the larger towns of Lanark and Biggar where a wider range of amenities can be found. Edinburgh City Bypass, the M74 and Local train station are all only a short drive away, providing links East and West.



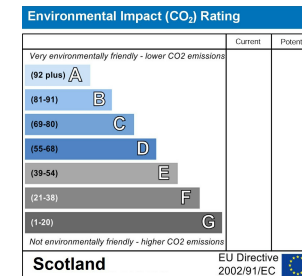
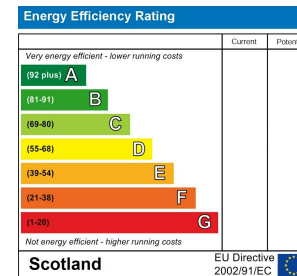


TOTAL: 1311 sq. ft, 122 m2
 Basement: 0 sq. ft, 0 m2, Ground floor: 1311 sq. ft, 122 m2
 EXCLUDED AREAS: STORAGE: 131 sq. ft, 12 m2, GARAGE: 707 sq. ft, 66 m2, PATIO: 53 sq. ft, 5 m2,
 UTILITY: 64 sq. ft, 6 m2, WALLS: 191 sq. ft, 16 m2

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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