



AB Properties

1 Hawks Close
Cleghorn, Lanark, ML11 8NX

Offers over £417,000



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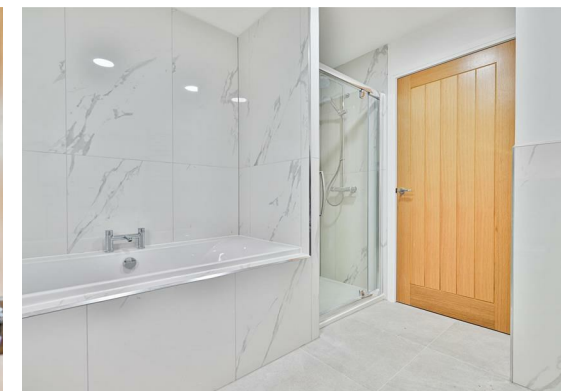
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Nestled in a serene rural setting on the outskirts of Lanark, this impressive five-bedroom detached villa offers the perfect balance of countryside tranquillity and convenient access to local amenities. Boasting stunning open views, the property provides spacious and flexible accommodation over two levels, ideal for modern family living.

The ground floor features a sleek, contemporary kitchen which flows seamlessly into a bright and spacious lounge, creating a fantastic space for both everyday living and entertaining. A stylish four-piece family bathroom, utility room and two generously proportioned bedrooms complete this level, one of which benefits from fitted wardrobes and an en-suite shower room, while the other offers patio doors to the rear, allowing for flexible use as a second sitting room if required. An integral double garage with underfloor heating adds further practicality.

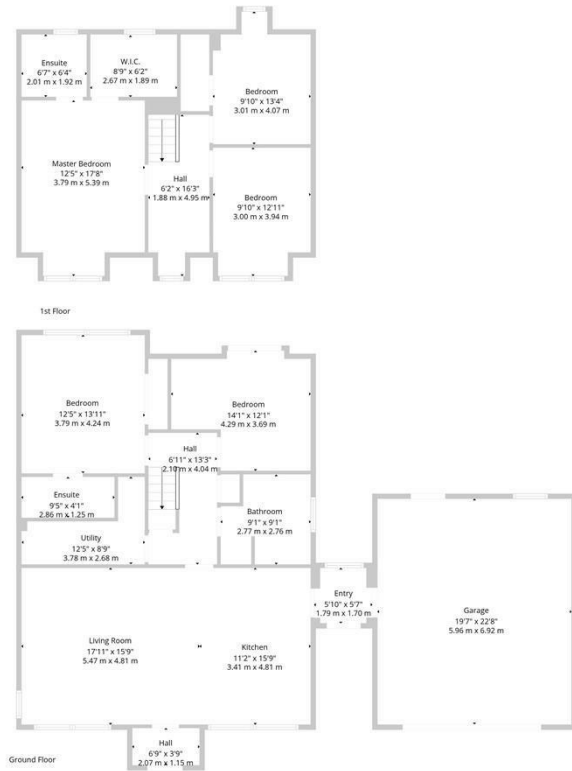
On the upper level, the elegant principal bedroom benefits from a walk-in wardrobe and en-suite shower room, alongside two further double bedrooms, one of which includes fitted storage.

The property has been designed with energy efficiency in mind and benefits from an air source heat pump, underfloor heating with zoned controls and double glazing throughout. With an EPC rating of Band B and an exceptional Environmental Impact Rating of Band A, the home offers low running costs and reduced carbon emissions. Additional features include high levels of insulation, high-performance glazing, excellent airtightness and energy-efficient systems throughout, meeting Scottish Building Standards with a Silver Active sustainability rating.

Externally, the gardens have been landscaped for ease of maintenance, while a monoblock driveway to the front provides ample off-street parking.

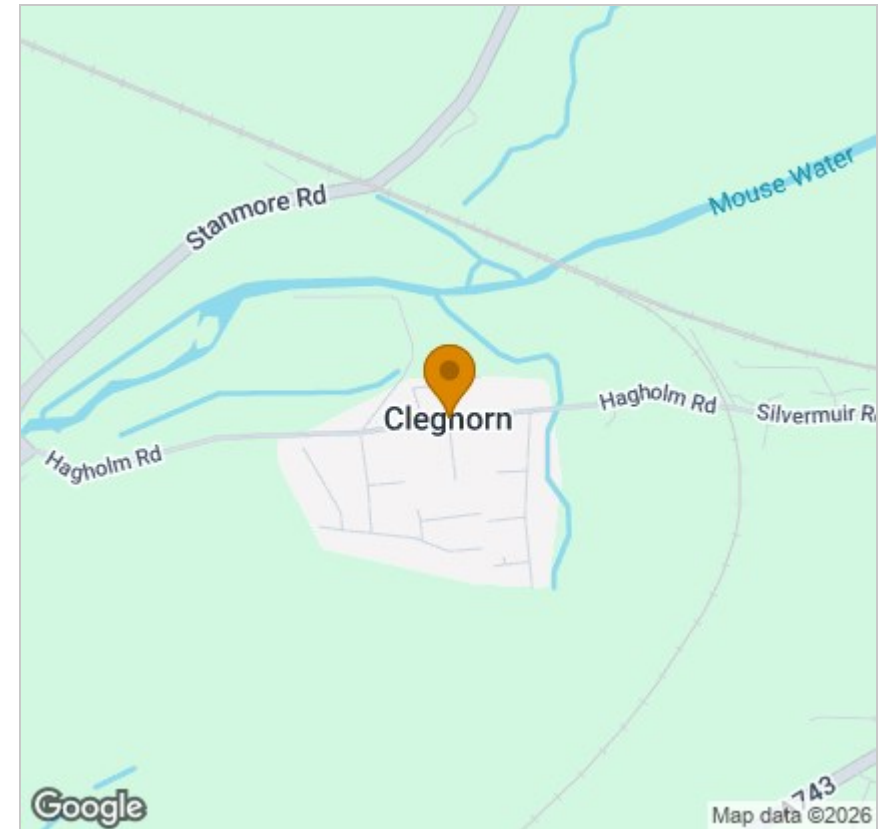
This exceptional home offers a rare opportunity to enjoy modern, energy-efficient living within a peaceful countryside setting, while remaining within easy reach of Lanark's amenities and transport links.



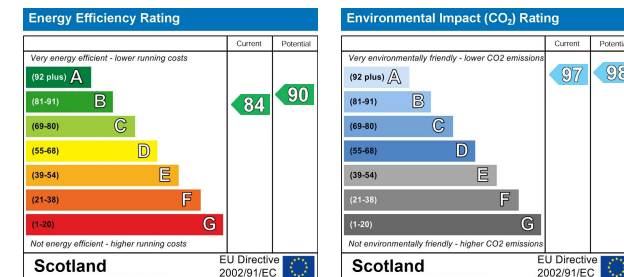


TOTAL: 2237 sq. ft, 208 m²
 Ground floor: 1614 sq. ft, 150 m², 1st floor: 623 sq. ft, 58 m²
 EXCLUDED AREAS: LOW CEILING: 60 sq. ft, 4 m², WALLS: 180 sq. ft, 19 m²

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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