



RESIDENCE

33 Bonnington Avenue, Lanark, ML11 9AL

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Viewing by appointment with Residence Hamilton

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3 Bedrooms | 2 Public Rooms | 2 Bathrooms



Occupying a prime position at the end of a private road on highly regarded Bonnington Avenue, this exceptional traditional lower flat has been extensively upgraded by the current owners and offers generous family accommodation within a peaceful setting, enjoying open countryside views to the front.

Accessed via a private driveway, the property is entered through its own main door into a bright vestibule and an impressive, spacious reception hallway with excellent storage and a charming recessed area framed by a decorative leaded window — ideal for home working or a quiet reading space.

The standout open-plan kitchen and dining area has been thoughtfully designed for modern living, featuring a superb range of fitted units, integrated appliances and ample worktop space, with access to a separate utility room. Patio doors from the dining space lead directly to the rear garden, where there is a low maintenance garden, detached garage and patio area - creating a seamless connection between indoor and outdoor living.



To the front, a beautiful bay-windowed dining/family room with built-in seating captures stunning views and an abundance of natural light. A second public room to the rear serves as a comfortable main lounge, complete with a feature fireplace and log burner, along with another bay window enhancing the bright and airy feel.

The property further benefits from three well-proportioned double bedrooms, a stylish family bathroom incorporating a freestanding bath and walk-in shower, as well as a separate WC.

Finished with attractive wooden flooring and retaining charming period features throughout, this superb home successfully combines traditional character with contemporary style in one of Lanark's most sought-after locations. Lanark provides excellent local amenities including schools, shops and leisure facilities, with New Lanark, Lanark Golf Course and Lanark Loch all close by. The town is well suited to commuters, offering regular rail service

1819.10 sq ft | EER = D



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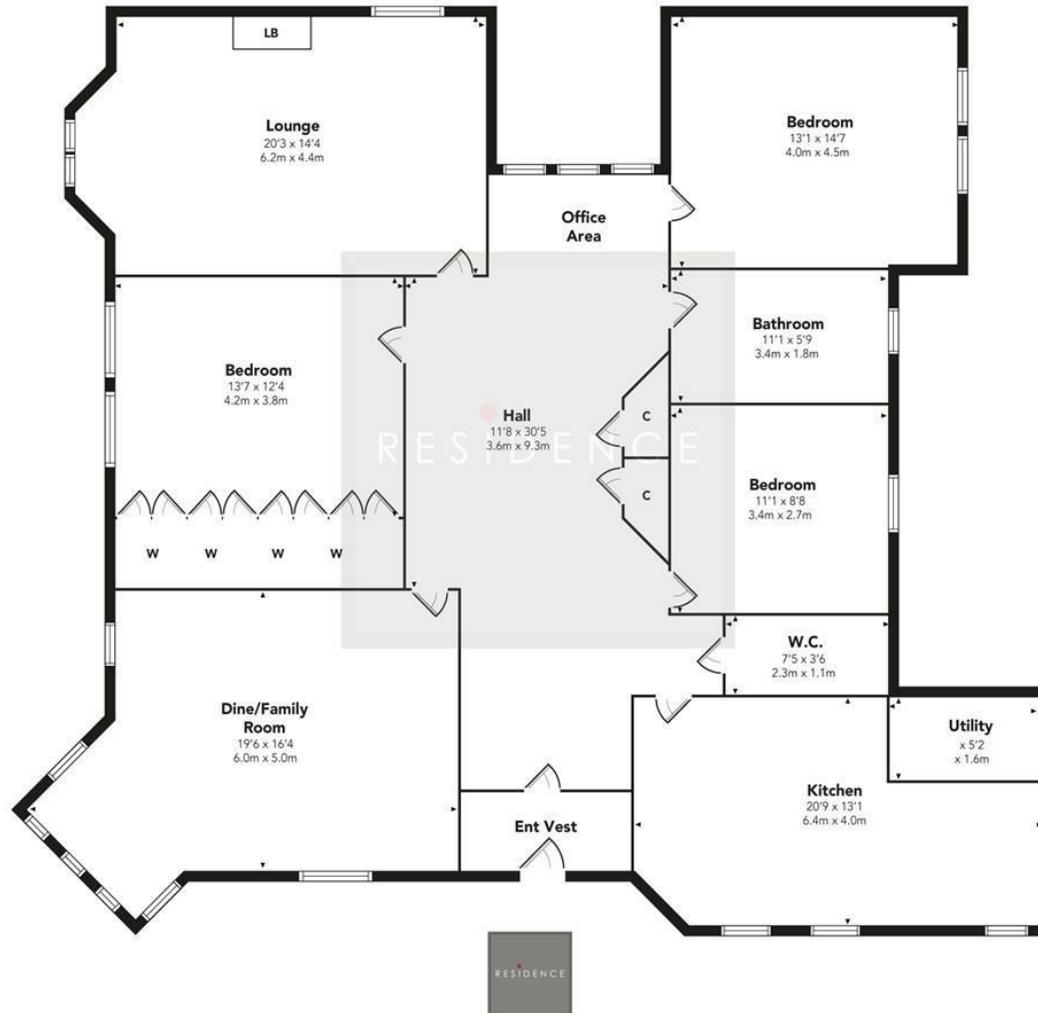


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Bonnington Avenue



Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements.

Produced by Plush Plans Ltd

We believe these details to be accurate; however, they do not form any part of a contract. Fixtures and fittings are not included unless specified in the enclosed. Photographs are for general information and it must not be inferred that any item is included for sale with the property. All distances and measurements are approximate. Floorplans may not be to scale and are for illustration purposes only.