



# 10 Braedale Road

Lanark

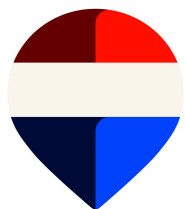
Situated within a popular residential street in the heart of the historic market town of Lanark, 10 Braedale Road is a deceptively spacious, four bedroom detached family home set within approximately half an acre of garden.

The home is entered from the front through a large vestibule into a spacious entrance hallway. The lounge is generous in size measuring approximately 33m<sup>2</sup> and with triple aspect windows the room has excellent natural light. The kitchen at the rear has a wide range of built-in storage with integrated electric oven and hob with ample space for a wide selection of slot-in appliances. Off this room is a rear vestibule and boiler store. The ground floor is completed by two bedrooms, one of which is currently utilised as a dining room and a modern cloaks W.C shower room.

On the first floor there are two large double bedrooms and a family bathroom with suite comprising, W.C, wash hand basin, bath and separate shower cubicle. This floor also gives access to a spacious eves storeroom.

Externally the property has ample private parking to the front which gives access to a single garage with electric door. The rear garden is generous in size with a meadow type feel of large lawn bound by mature trees.

- Detached Family Home
- Four Bedrooms
- Single Garden with Electric Door
- Large Rear Garden
- Popular Location







Floor 0



Floor 1



**Approximate total area<sup>(1)</sup>**

174.8 m<sup>2</sup>

1880 ft<sup>2</sup>

**Reduced headroom**

9.7 m<sup>2</sup>

104 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

----- Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

**GIRAFFE360**



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