



 **REMAX**
CLYDESDALE

20 Gavel Grove, Lanark
Offers Over £399,950 (EPC - c)

20 Gavel Grove

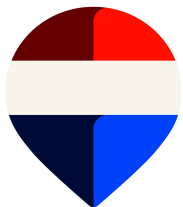
Lanark

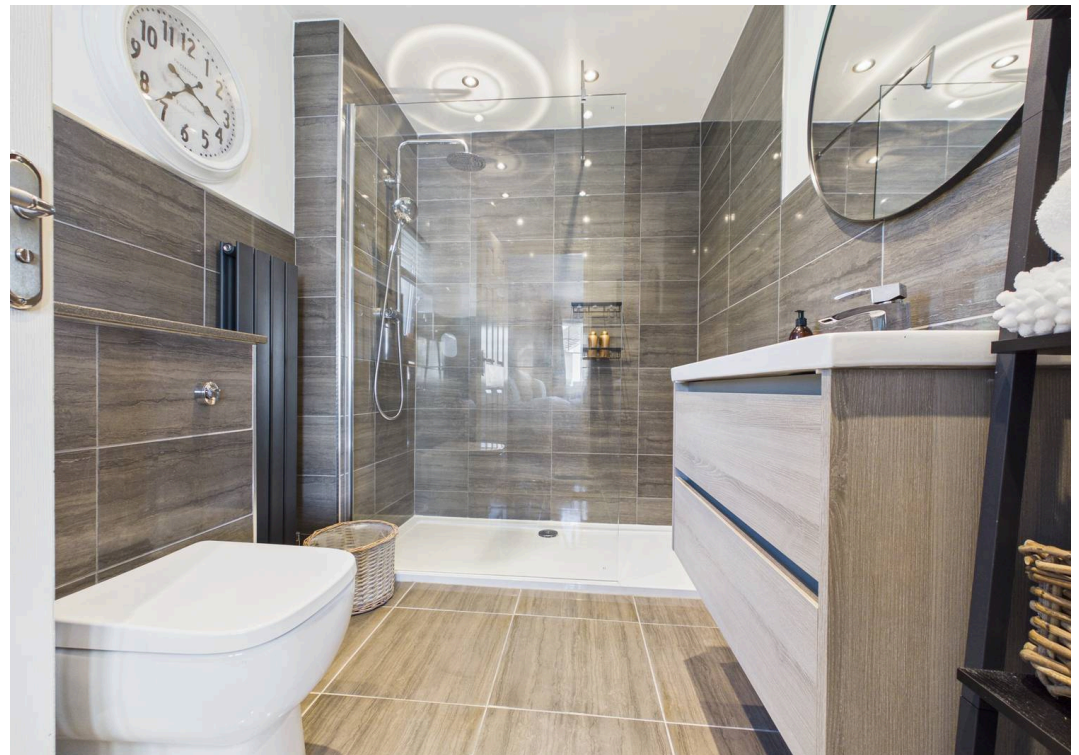
Beautifully presented and deceptively spacious, five bedroom, detached villa situated in the popular Regency Gardens development in the heart of Lanark, close to all amenities the town has to offer. This property is the "Willow" style which is the largest home offered by Wimpey when the development was created. This property also occupies a prime position within the estate, tucked away in the corner of this popular cul-de-sac.

The home is entered from the front with accommodation on the ground floor comprising, entrance hallway, large lounge with log burning stove, dining room, currently utilised as an additional sitting room and newly remodelled dining kitchen with a good range of base and wall mounted units, quality integrated appliances and French doors opening to the rear garden. The ground floor is completed by a utility room which gives access to the double integral garage with electric garage doors and cloaks W.C.

On the first floor there are five generously proportioned bedrooms, two, stylish and modern, en-suite shower rooms a family bathroom. The master bedroom also benefits generous wardrobe space.

Externally, a large driveway to the front provides ample off street parking for multiple vehicles and gives access to the double garage. The rear garden has been landscaped with large, split-level, decking creating a selection of patio areas and a spacious lawn provides a child friendly play area. Mature hedge and shrub border provide an element of privacy to the beautiful South facing garden.





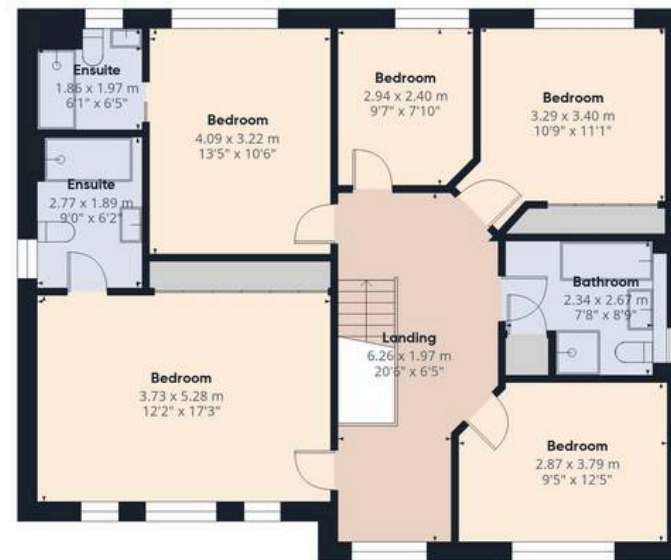


Floor 0

Approximate total area⁽¹⁾

189.3 m²

2038 ft²



Floor 1



(1) Excluding balconies and terraces

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

GIRAFFE 360



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