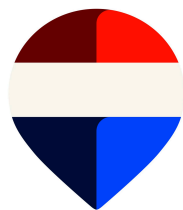




107b Castlegate

Lanark, Lanark



Tucked away in one of the most secluded locations within the historic market town of Lanark is 107b Castlegate, a stunningly modern, individually architect designed family home providing buyers with a rare opportunity to purchase a house set in a peaceful rural location with beautiful open country views whilst only being a five minute walk to Lanark town centre and all the amenities that has to offer.

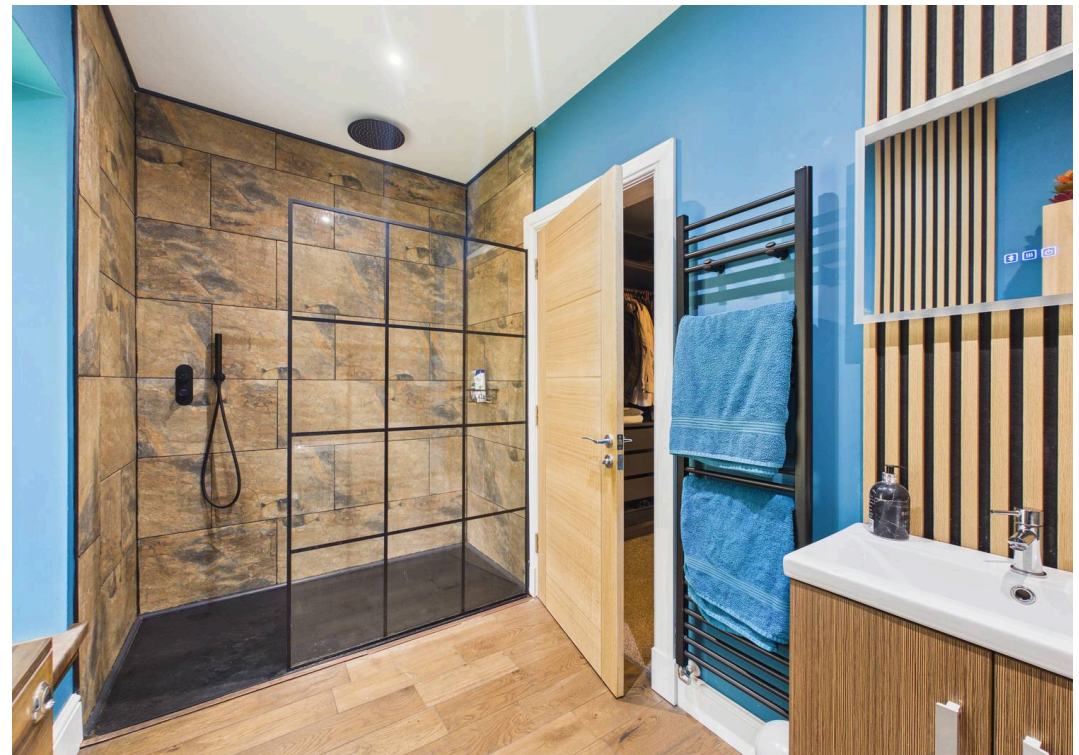
The home was constructed in 2021 and has been cleverly designed to be built into the hillside to provide most of the properties rooms access to the two tier balcony and opening them to the views at the rear. The home is entered from the front into a spacious and welcoming entrance hallway. To the rear is the real hub of the home, a large open plan area incorporating a modern, stylish kitchen, dining area and living space with three large glass doors allowing access to the balcony and providing the room with excellent natural light. Off this room is the master bedroom which is a suite which also benefits from access to the balcony, a large dressing room leads through to a modern, contemporary, en-suite bathroom. The upper floor is completed by a utility store off the kitchen, shower room with W.C and integral double garage.

On the lower level there are a further four double bedrooms all with access to the decking at the rear. The two middle bedrooms also benefit from en-suite shower rooms. The bedroom at the end is currently utilised as a home cinema room by the existing owners and the projector and speaker system can be left for any future buyer if they wish.

Externally the property occupies approximately a third of an acre and cannot be seen from the roadside at the top of the driveway. There is ample private parking at the front of the home and to the rear the split level garden offers wonderful views with the two tier balcony offering a range of seating areas. A second garden store with electric door is accessed via the rear. This provides future potential as a second garage/workshop or could be integrated into the house.

With it's secluded nature and close proximity to the town centre there is a rarity value to this property and the setting has to be viewed to be fully appreciated.







Floor -1



Floor 0



Approximate total area⁽¹⁾

254.5 m²

2740 ft²

Reduced headroom

0.3 m²

3 ft²

(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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