



AB Properties

13 Westbank Holdings Ayr Road
Ravenstruther, Lanark, ML11 8NL

Offers over £340,000







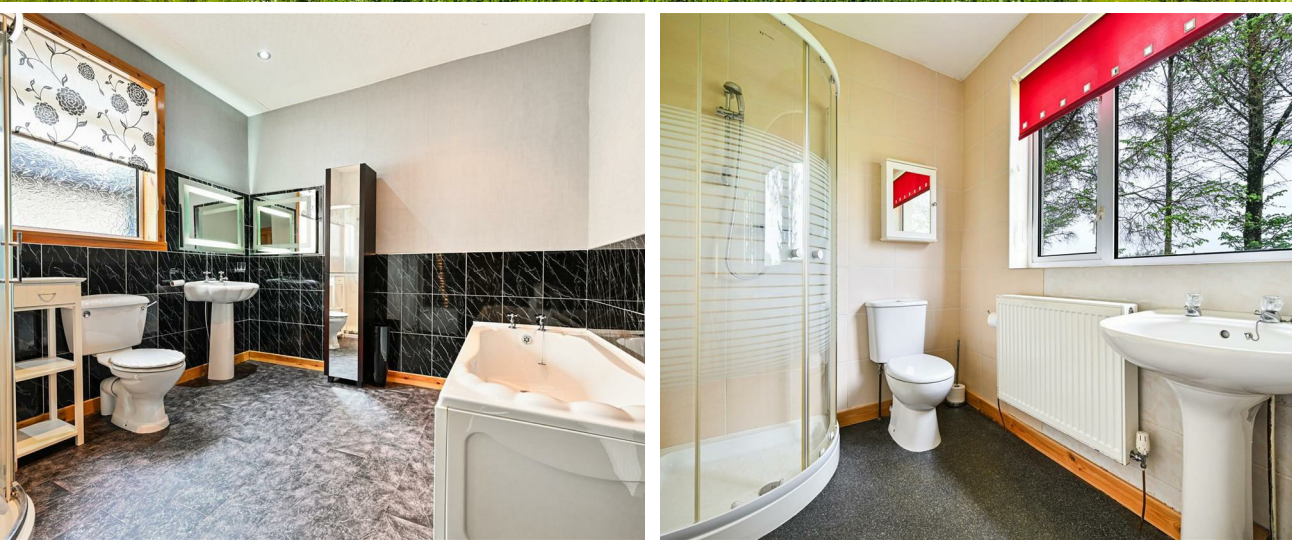
Enjoying a tranquil countryside location while remaining accessible to nearby towns and transport links, this appealing detached bungalow combines spacious accommodation, versatile outbuildings and a generous rural setting to create a unique lifestyle opportunity in the heart of the South Lanarkshire countryside.

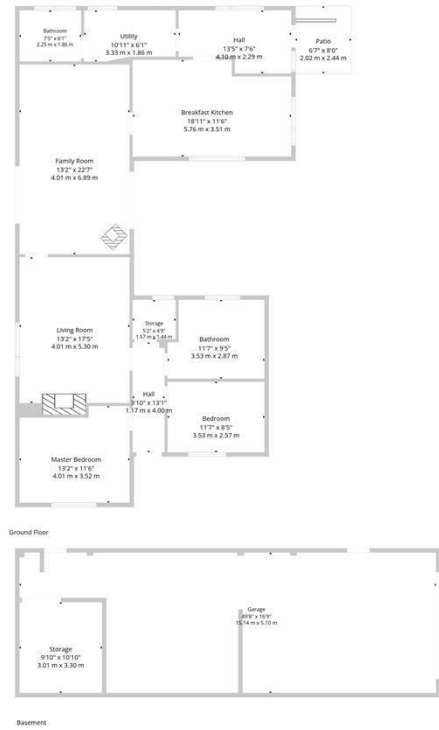
The accommodation extends to approximately 1,311 sq ft (122 sq m) and is arranged over a single level, providing flexible and well-proportioned living space throughout. A welcoming entrance hall leads to a bright and spacious living room featuring a contemporary wood-burning stove, creating an attractive focal point and a comfortable space for relaxation. A separate family room provides additional living accommodation and could equally serve as a formal dining room, home office or playroom. The heart of the home is the generous breakfasting kitchen, offering ample room for dining and everyday family living, with direct access to a utility room and shower room.

The bungalow offers two well-sized double bedrooms served by a spacious family bathroom.

Externally, the property is complemented by a detached garage, additional outbuildings providing extensive storage space and a large garage area with excellent potential for workshop use, vehicle storage or a range of alternative purposes subject to the necessary consents. The expansive grounds offer tremendous scope for gardening, leisure pursuits or small-scale agricultural use.

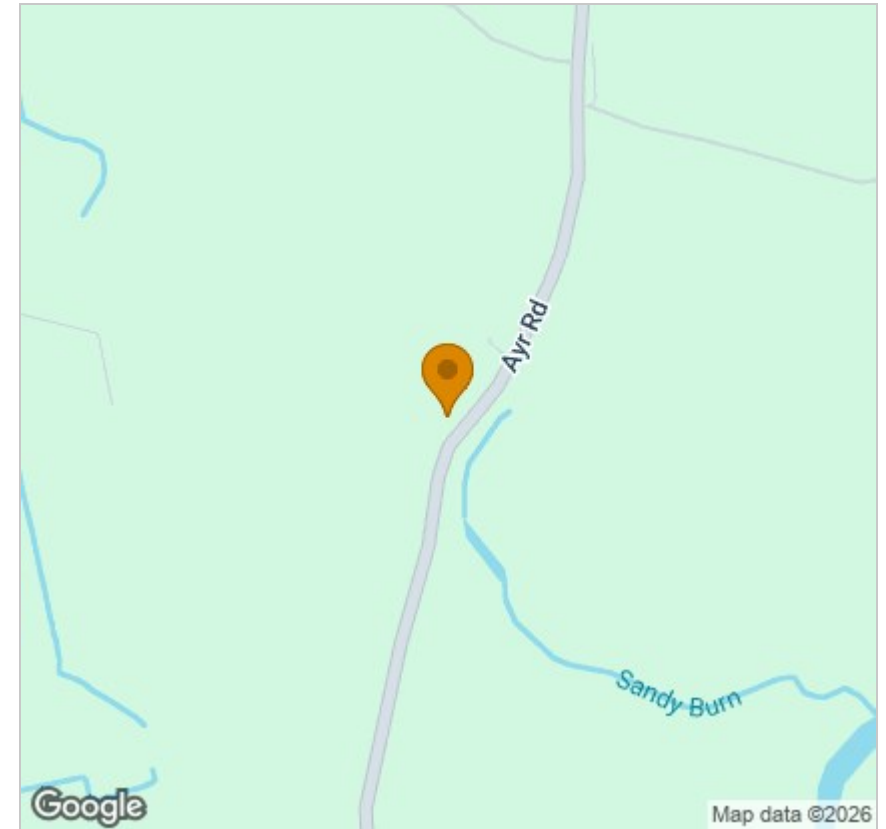
The bungalow is situated within the semi-rural Hamlet of Ravenstruther only a few miles from the larger towns of Lanark and Biggar where a wider range of amenities can be found. Edinburgh City Bypass, the M74 and Local train station are all only a short drive away, providing links East and West.



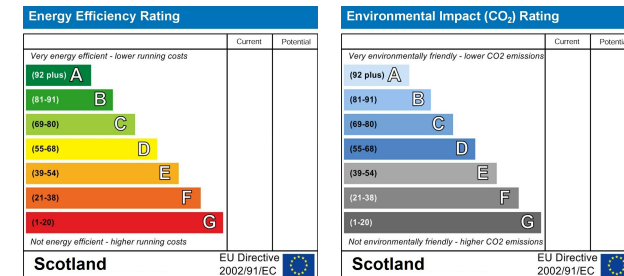


TOTAL: 1311 sq. ft, 122 m²
 Basement: 0 sq. ft, 0 m², Ground floor: 1311 sq. ft, 122 m²
 EXCLUDED AREAS: STORAGE: 131 sq. ft, 12 m², GARAGE: 707 sq. ft, 66 m², PATIO: 53 sq. ft, 5 m²,
 UTILITY: 64 sq. ft, 6 m², WALLS: 191 sq. ft, 16 m²

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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

19 Bannatyne Street, Lanark, Lanarkshire, ML11 7JR
 Tel: 01555 660077 Email: admin@ab-properties.co.uk ab-properties.co.uk