



OFFERS OVER

£239,000

Riverside Road
Lanark, ML11 9JR

PROPERTY SUMMARY

Located within the picturesque village of Kirkfieldbank on the banks of the River Clyde is this stunning, chocolate box, traditional stone-built cottage. Steeped in history, this charming and beautifully presented, two-bedroom home constructed circa 1750 is set amidst substantial, mature gardens that have evidently been well-tended by the current owner.

Behind the stunning, stone facade lies a layout of generously proportioned accommodation comprising; spacious lounge with attractive deep recessed, dual aspect windows, and feature log burning stove, storage cupboard, and tasteful, quality kitchen befitting of this lovely period home, with integrated appliances, and ample space for dining table and chairs; this great space is flooded with light from a full length picture window and French doors leading to patio ideal for al fresco dining. Also on the ground floor is a useful utility room with rear access, and a two-piece cloaks/wc.

Accessed via a striking, double height, solid wood staircase is the upper landing which benefits from excellent eaves storage. On this floor are two generous, double bedrooms both enjoying the pleasant views over the garden and valley, and a three-piece, family bathroom with over-bath shower.

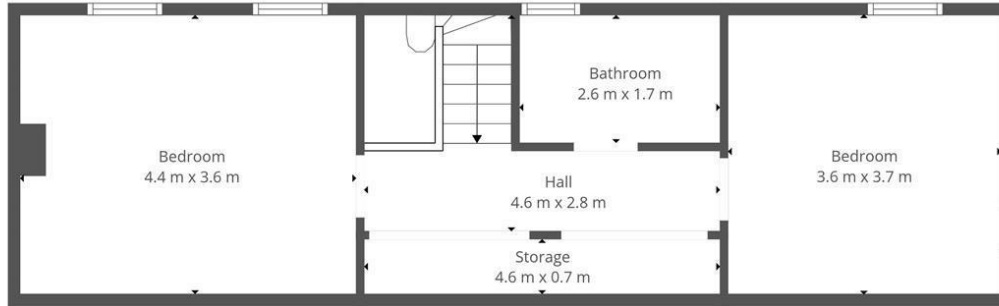
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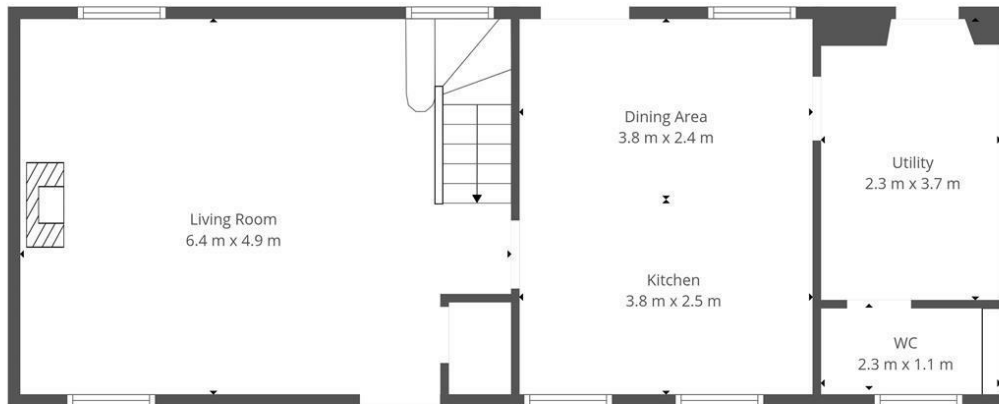








1st Floor



Ground Floor



This Floorplan Is Intended To Give An Indication Of The Layout Only.



OFFICE ADDRESS
 9 Townhead Street
 Strathaven
 ML10 6AB

OFFICE DETAILS
 01357 510088
 judithmcgill@cruive-
 estateagents.co.uk

LOCAL AUTHORITY

South Lanarkshire

TENURE

Freehold

COUNCIL TAX BAND

B

VIEWINGS

By prior appointment only

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(82 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	76
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Scotland	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements