



RESIDENCE

6 Cartland Mains Steadings Cartland Road, Cartland, ML11 7RF

[www.residenceestateagents.co.uk](http://www.residenceestateagents.co.uk)



Viewing by appointment with Residence Lanark  
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## 4 Bedrooms | 3 Public Rooms | 4 Bathrooms



Enjoying an enviable position within the exclusive Cartland Mains Steadings development, this exceptional four-bedroom family home commands uninterrupted views across Lanarkshire countryside and benefits from mature gardens backing directly onto fields.

Extending to approx 211 sqm, the property offers a combination of generous family accommodation, modern energy efficiency and rural tranquillity, all within easy reach of Lanark and great transport links to Glasgow and Edinburgh.

Beautifully presented throughout, the accommodation is centred around the reception hall. A superb dual-aspect lounge features French doors opening directly onto the rear garden, while the impressive family dining kitchen forms the heart of the home, centred around the island with granite worktop and complemented by a range of integrated appliances. A bright conservatory enjoys views across the garden and countryside. A separate dining room offers excellent flexibility for entertaining or home working, a utility room, cloakroom WC and integral garage complete the ground floor.

Upstairs, a spacious gallery landing leads to four generous double bedrooms. The principal and second bedrooms both benefit from dressing areas and en-suite shower rooms, creating two bedroom suites rarely found in homes of this size. A stylish family bathroom serves the remaining accommodation, while a professionally floored attic provides additional storage.

The mature garden is centred around a sycamore tree and enjoys a peaceful backdrop of open countryside, creating a private and tranquil outdoor setting.

The property has been significantly enhanced with solar PV panels, battery storage, EV charging, an efficient bivalent heating system incorporating an air source heat pump, LPG boiler, and full-fibre broadband.

With an integral garage, driveway and allocated parking spaces, this is a rare opportunity to acquire one of just eight bespoke homes within the highly regarded Cartland Mains Steadings development.



2271.19 sq ft | EER = C



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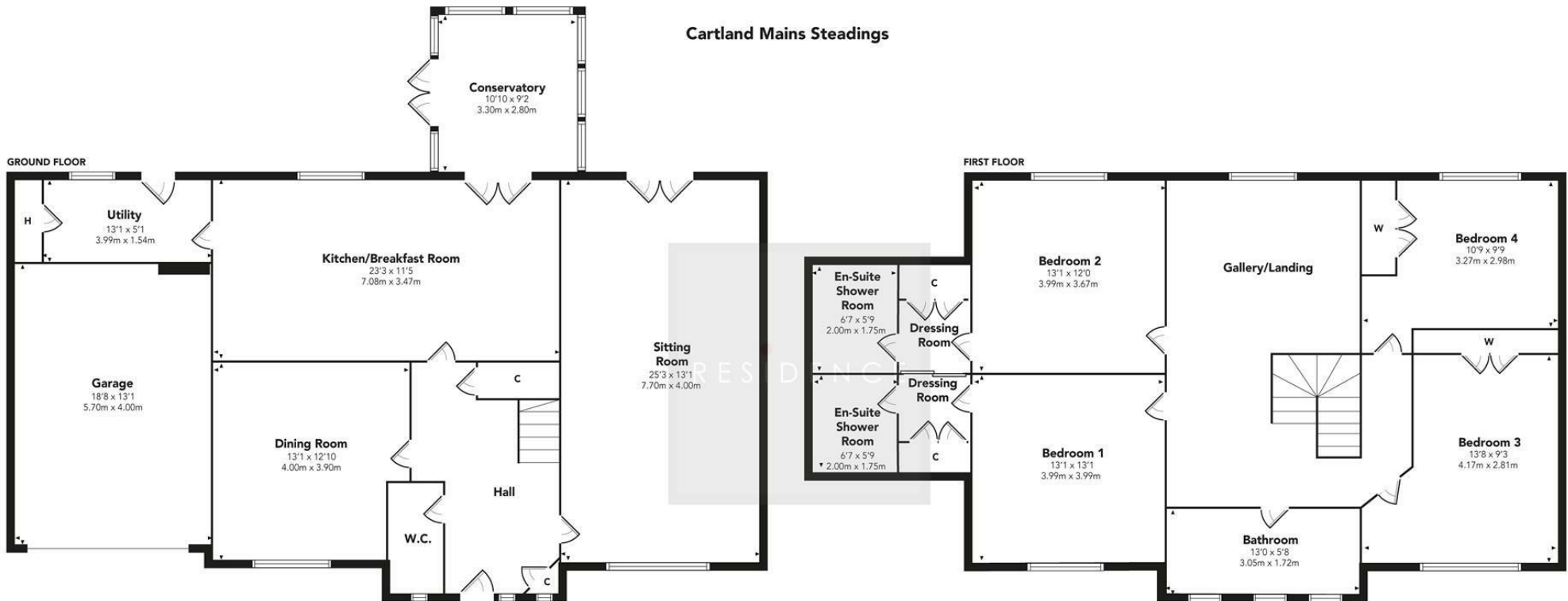




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## Cartland Mains Steadings



Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements.

Produced by Plush Plans Ltd

We believe these details to be accurate; however, they do not form any part of a contract. Fixtures and fittings are not included unless specified in the enclosed. Photographs are for general information and it must not be inferred that any item is included for sale with the property. All distances and measurements are approximate. Floorplans may not be to scale and are for illustration purposes only.