



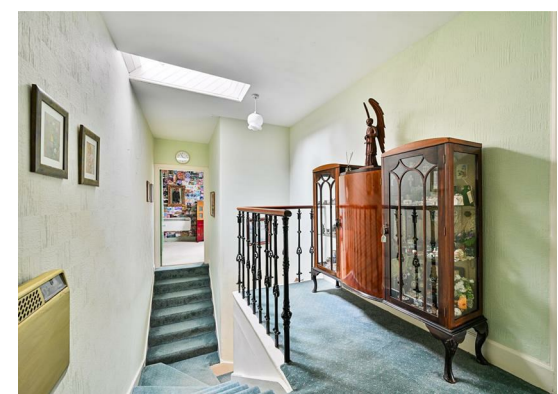
AB Properties



Rowanbank Howgate Road
, Roberton, ML12 6RS

Offers over £325,000







Nestled within the idyllic village of Robertson, this charming four-bedroom traditional detached villa enjoys a picturesque rural setting with outstanding views towards Tinto Hill and Robertson Burn. Surrounded by beautiful countryside and mature gardens, this characterful home offers generous and versatile accommodation, presenting a wonderful opportunity for buyers seeking peaceful village living.

The accommodation begins with a welcoming entrance hallway leading to a spacious family room, offering excellent space for relaxing and entertaining. A further living room provides a cosy retreat, while the adjoining dining room offers additional flexibility. The traditional fitted kitchen offers a range of wooden wall and base units, ample worktop space and room for informal dining. Off the kitchen is a further versatile room which could be used as a fourth bedroom. A convenient utility room and WC complete the ground-floor accommodation.

Upstairs, the property offers three well-proportioned bedrooms, each enjoying its own individual character. A family bathroom, fitted with a three-piece suite comprising a bath with overhead shower, wash hand basin and WC, completes the accommodation.

Externally, the property occupies a generous plot with established gardens featuring mature trees, shrubs and lawn areas, creating a peaceful and private outdoor retreat. A driveway and garage provide off-street parking, while the surrounding countryside offers breathtaking scenery and a wonderful sense of tranquillity.

Situated within the picturesque village of Robertson, the property enjoys a beautiful rural location whilst remaining within reach of the amenities available in nearby Biggar and Lanark.

Combining traditional charm, spacious accommodation and an exceptional countryside setting, this delightful home offers fantastic potential for buyers looking to create their dream rural retreat.



