



AB Properties



2 Bellefield Lane  
, Lanark, ML11 7AA

Offers over £439,995



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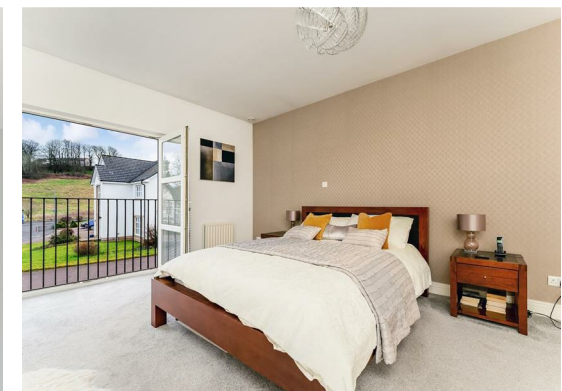


3



2







AB Properties are delighted to present to the market this impressive, detached family home situated within the prestigious Cala Homes development on the outskirts of Lanark.

The property boasts generous accommodation arranged over two levels with the ground floor comprising of a welcoming entrance vestibule, a convenient WC, a bright and spacious lounge with a lovely feature open staircase to the upper level. The ground floor is completed with a study/office, a generously sized gym which was formed from a double garage conversion, and a modern dining kitchen with a separate utility room. The kitchen boasts a breakfast bar island and a range of integrated appliances including a gas hob, floating extractor fan, four eye-level ovens, wine cooler, dishwasher, and an American fridge-freezer.

The upper level offers a beautiful gallery landing which gives access to a contemporary four-piece family bathroom and four generously sized bedrooms with fitted wardrobes. The master bedroom and second bedroom both have the added luxury of en-suites.

As you would expect from a property of this calibre specifications includes double glazing, gas central heating and a full alarm system.

Externally the property is surrounded by beautifully landscaped gardens. To the front and side of the property have been mainly laid to lawn and incorporate an extensive monobloc driveway. The private rear garden has a beautiful backdrop of mature trees and comprises of a generous artificial lawn and paved patio.

Lanark is a bustling market town with a good variety of shops, bars, restaurants and amenities including a health centre, golf course, equestrian centre, leisure centre with swimming pool/gymnasium, primary and secondary schools and a bus and train station. The famous Falls of Clyde and Heritage village of New Lanark are just a few minutes drive away. Lanark is ideally situated for commuting to Glasgow, Edinburgh, the central belt and all areas of the picturesque Clyde Valley.



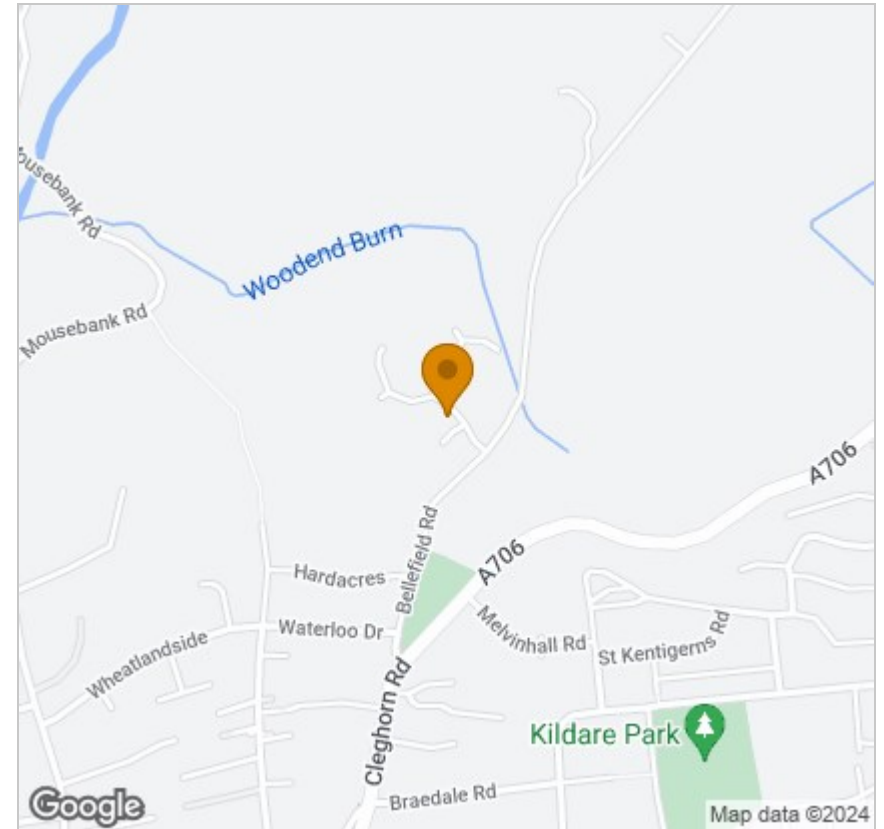


FLOOR 1

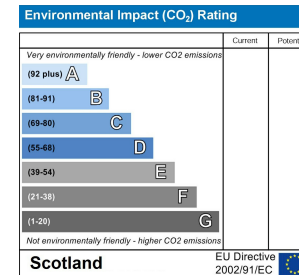
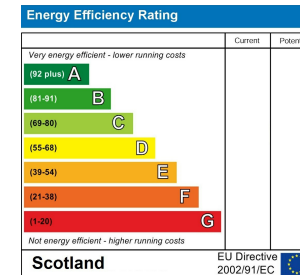
FLOOR 2



**TOTAL: 244 m<sup>2</sup>**  
 FLOOR 1: 122 m<sup>2</sup>, FLOOR 2: 122 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



### 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.

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