



AB Properties



176 Hyndford Road
, Lanark, ML11 9BG

Offers over £274,995



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Deceptively spacious, four bedroom detached villa situated within a central location in the historic market town of Lanark. The property occupies a generous plot which sits in an elevated position providing stunning views over the countryside to the rear.

Set over two levels the property boasts generous accommodation throughout with the ground floor comprising of a welcoming entrance hallway with large storage cupboard, a convenient shower room and two sizeable bedrooms. The ground floor is complete with a bright and spacious lounge, a large sunroom overlooking the rear garden, a formal dining room and a contemporary kitchen with breakfast bar for informal dining. The kitchen has been fitted with a range of integrated appliances including a mid-height double oven, microwave, ceramic hob and extractor hood. Off the kitchen is a utility room for further space for appliances.

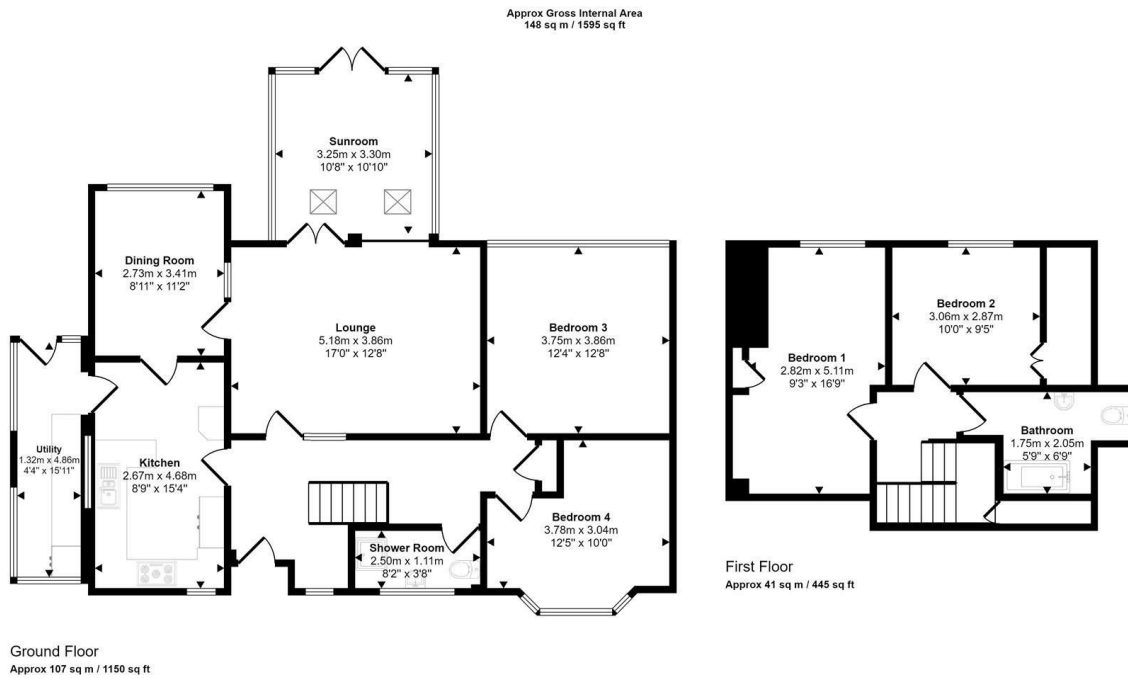
The upper level offers a modern bathroom and two generously sized bedrooms which both have the luxury of fitted storage.

Additional benefits include gas central heating and double glazed windows are installed throughout.

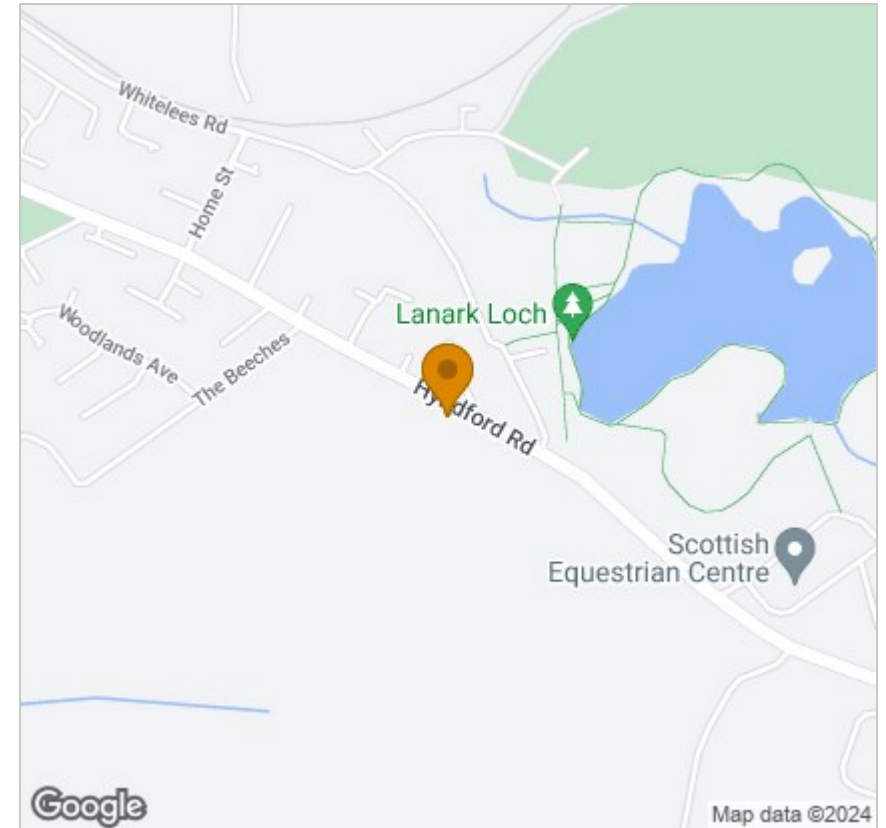
Externally, there is a large monoblock driveway to the front of the property providing ample off-street parking. The rear garden has been primarily laid to lawn with a lovely paved patio and double garage.

The property is set within the idyllic royal borough of Lanark, where a wide range of schools, shops, amenities, entertainment and recreational facilities can be found. Also, the well-known New Lanark world heritage centre, the famous Lanark golf course and of course the stunning Lanark Loch are all within close proximity. Lanark is much favoured particularly for those requiring good transport links, local train station and easy access to Glasgow and Edinburgh. Edinburgh City Bypass is only a thirty minute drive away, giving access to East Central Scotland. The M74 is only a fifteen minute journey giving access to Glasgow and the West of Scotland.

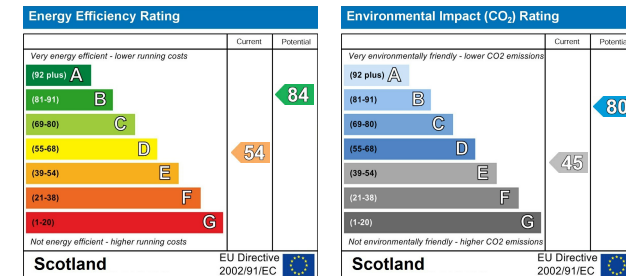




This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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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