



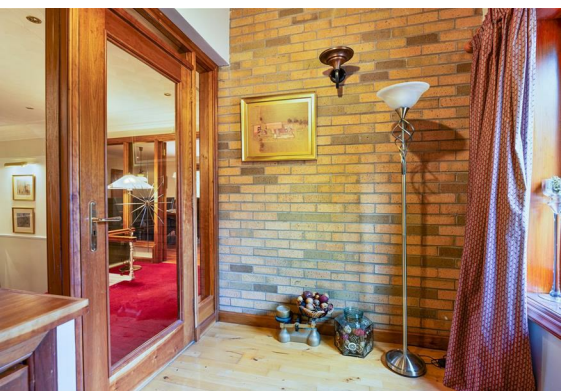
AB Properties

5 St. Patricks Court

, Lanark, ML11 9ES

Offers over £550,000





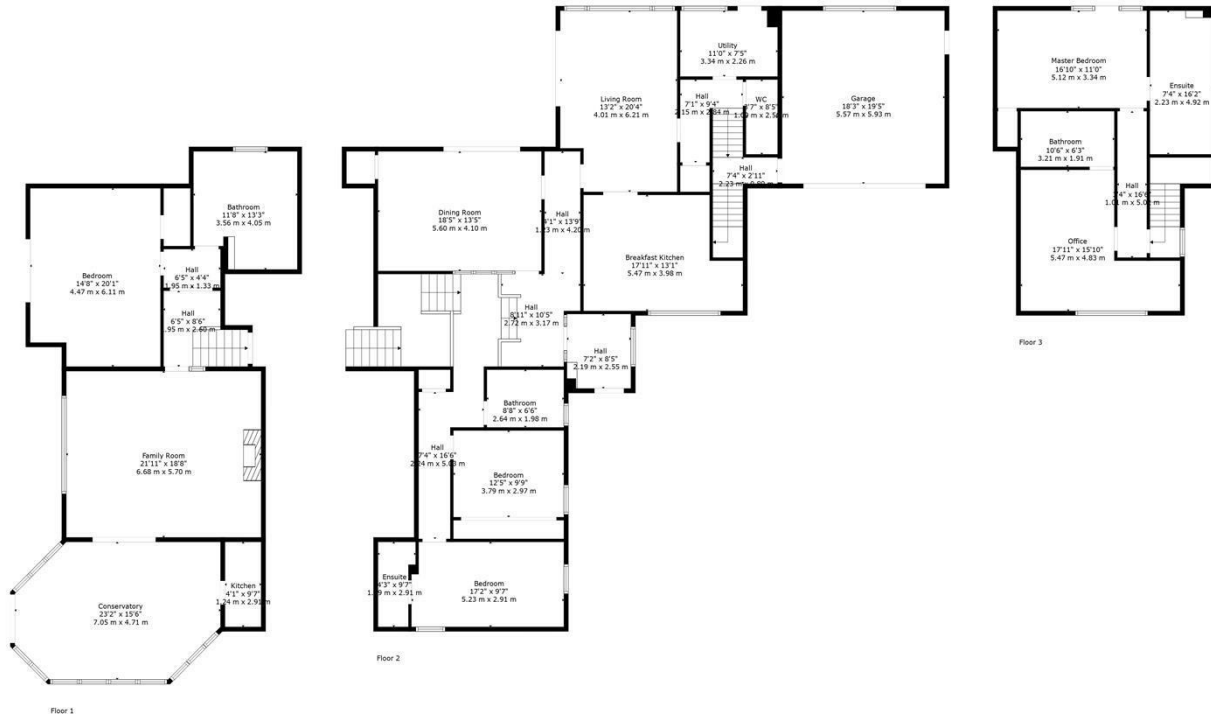


Situated in a exclusive cul-de-sac within one of Lanark's most desirable areas, St Patrick's Court is a truly impressive split-level villa set within beautifully mature gardens and enjoying open views across the surrounding countryside.

Spanning three levels, the property offers generous and versatile accommodation throughout. Entry is at ground floor level into a welcoming entrance vestibule, leading into a bright hallway that provides access to the principal accommodation on this level. There is a family bathroom complete with a stylish freestanding bath, and two spacious double bedrooms – one benefitting from fitted storage, the other boasting a en-suite. A formal dining room with a large storage cupboard features floor-to-ceiling glass overlooking the hallway, as well as patio doors opening onto the balcony patio area. The hallway continues to a fully fitted dining kitchen which is open plan to a sitting area with direct access to the same balcony patio. Adjacent is a hallway with additional storage, a separate utility room providing further appliance space, and a convenient WC.

A mid-level landing accessed via a half-flight of stairs leads directly to the integral double garage, which benefits from electric doors and power. The upper floor comprises a versatile fifth bedroom – currently utilised as a office – complete with its own en-suite shower room, and a generously sized bedroom with a Juliet balcony, an en-suite bathroom with shower over bath, and a large built-in storage cupboard.

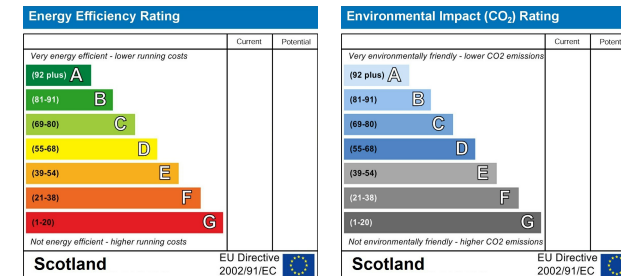




TOTAL: 3935 sq. ft, 365 m2
 FLOOR 1: 1348 sq. ft, 125 m2, FLOOR 2: 1862 sq. ft, 175 m2, FLOOR 3: 705 sq. ft, 65 m2
 EXCLUDED AREAS: GARAGE: 356 sq. ft, 33 m2, LOW CEILING: 16 sq. ft, 2 m2



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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