



AB Properties



100 Lanark Road  
Crossford, Carluke, ML8 5RA

Offers over £315,000







Nestled in the heart of Crossford, this unique traditional home is rich in character and charm, seamlessly blending period features with modern comforts. Offering spacious, well-presented accommodation over two levels, the property provides a fantastic opportunity for a wide range of buyers.

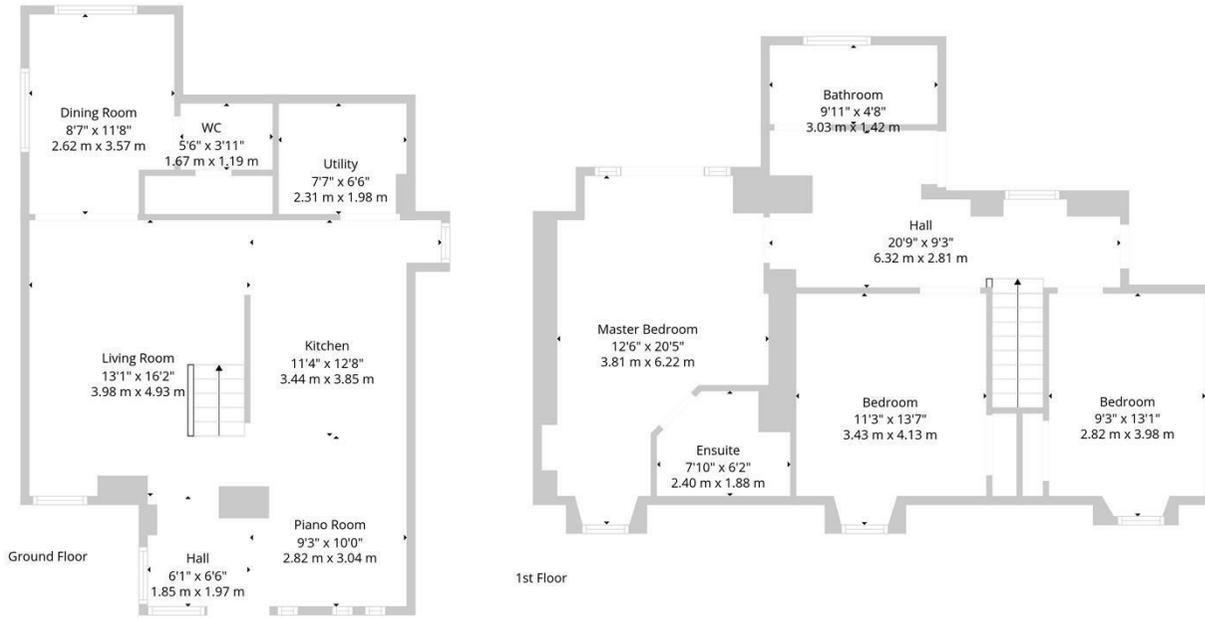
The ground floor features stylish open plan living, including a modern kitchen with ample base and wall units, breakfast bar, separate utility room, welcoming dining area and a convenient WC. Upstairs, there are three well-proportioned bedrooms, with the principal bedroom benefiting from an en-suite shower room and the second bedroom offering built-in storage. A stylish three-piece family bathroom completes the upper level.

Sympathetically upgraded throughout, the home showcases beautiful stone feature walls, high ceilings and unique décor.

Externally, there are impressive rear garden grounds, a private driveway for two cars and additional development potential within the basement, subject to the necessary consents.

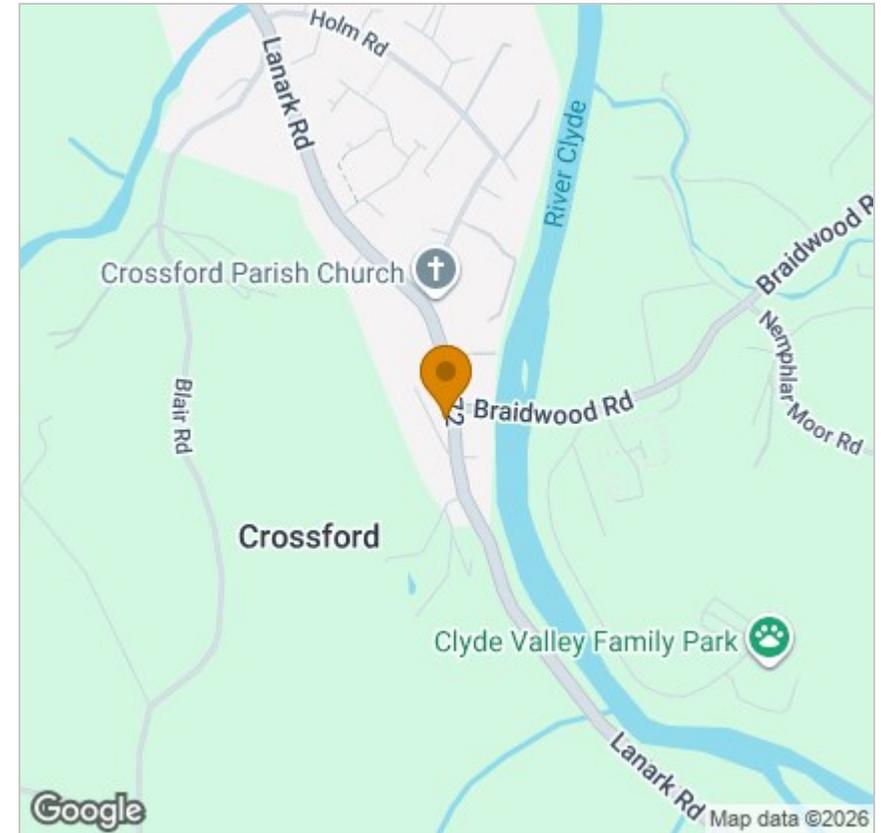
Located in the highly sought-after village of Crossford, close to scenic countryside walks, local amenities and Underbank Primary School, the property enjoys the perfect balance of rural tranquillity and convenient access to nearby towns including Hamilton.





**TOTAL: 1386 sq. ft, 129 m2**  
 Ground floor: 612 sq. ft, 57 m2, 1st floor: 774 sq. ft, 72 m2  
 EXCLUDED AREAS: UTILITY: 49 sq. ft, 5 m2, WALLS: 130 sq. ft, 11 m2

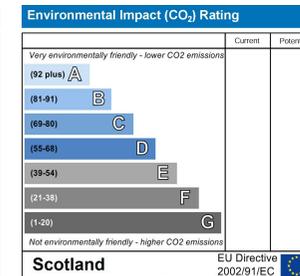
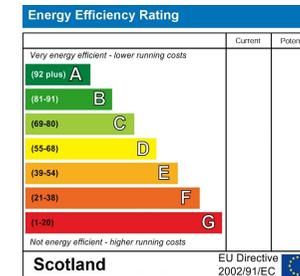
Illustration For Identification Purposes Only - Measurements Are Approximate



## 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.

## Energy Efficiency Graph



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