AB Properties



12 Waterloo Road

, Lanark, ML11 7PZ

Offers over £299,995

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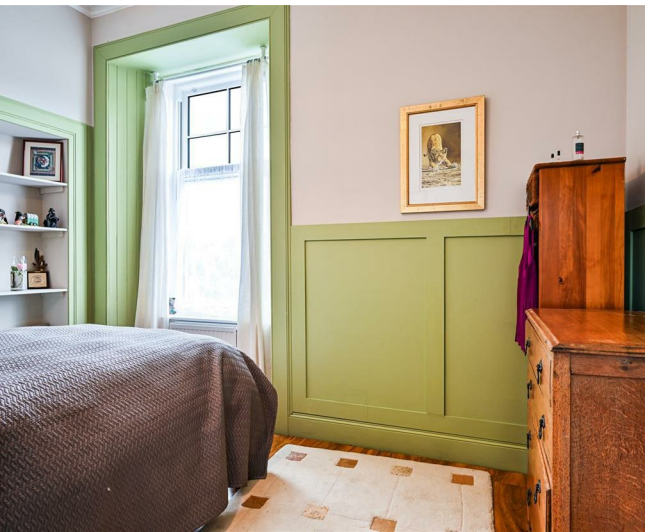














Situated within a highly sought-after area of Lanark, this beautifully presented four-bedroom detached sandstone villa offers an exceptional blend of traditional character and modern family living.

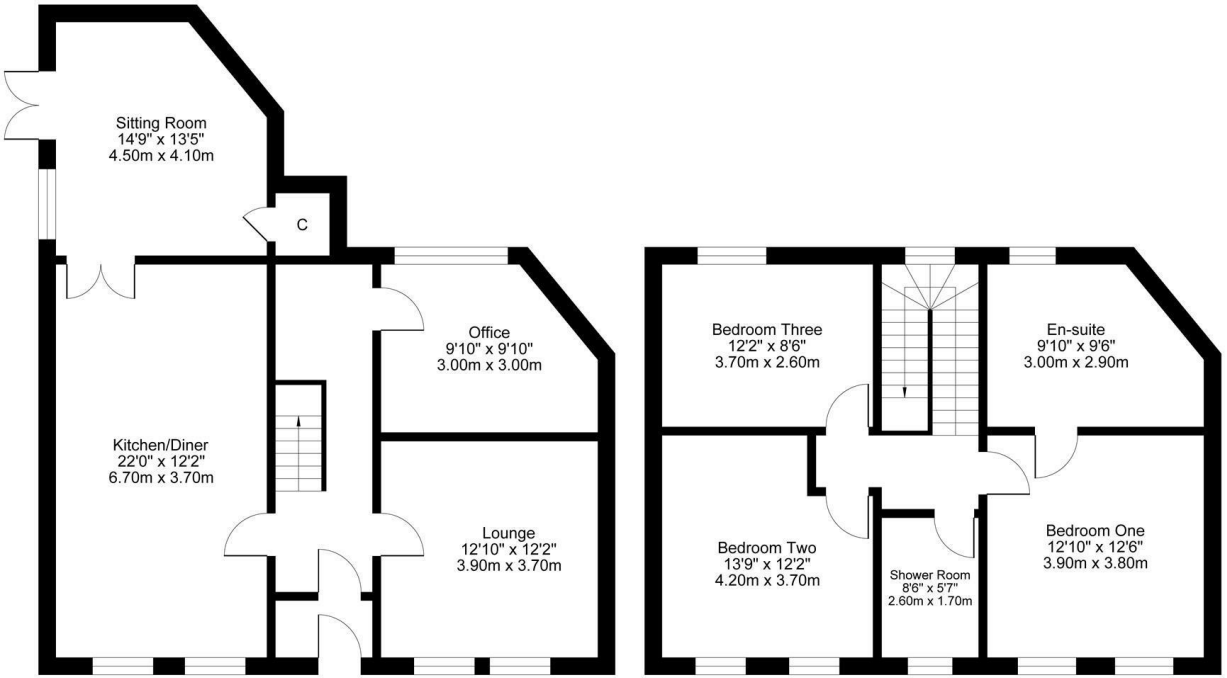
The accommodation is arranged over two levels and begins with a welcoming entrance vestibule
leading into an impressive reception hallway. The elegant formal lounge is a standout room, featuring a charming open fireplace and large windows that flood the space with natural light. There is also a versatile office, which could alternatively be utilised as a snug, playroom or fourth bedroom.

At the heart of the home is a stunning open-plan dining kitchen, thoughtfully designed with a central island incorporating a gas hob and oven, along with integrated appliances including a fridge freezer and dishwasher. The ground floor is further enhanced by a beautiful second sitting room, complete with an exposed stone feature wall and skylight, creating a bright and inviting space with direct access to the rear garden.

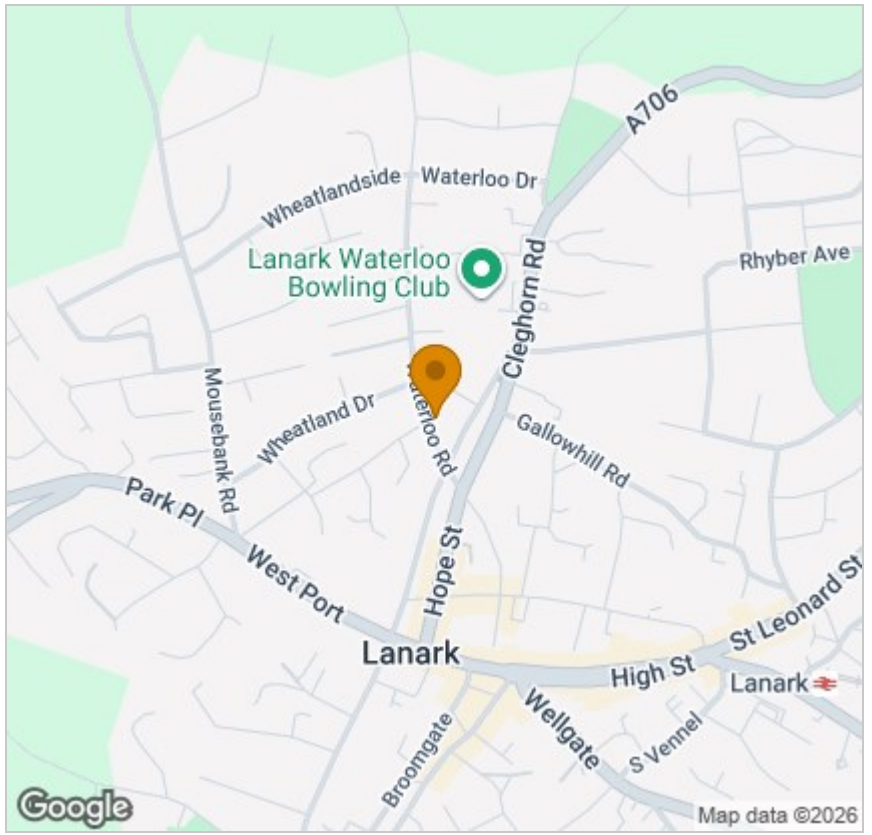
The upper level comprises three generously proportioned bedrooms and a stylish modern shower room. The impressive master bedroom benefits from fitted wardrobes and a luxurious en-suite bathroom featuring a freestanding roll-top bath.

The property successfully combines contemporary finishes with a wealth of traditional charm and character. Further benefits include gas central heating and double glazing throughout.

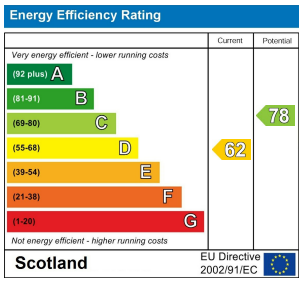
Externally, the property enjoys a private enclosed rear garden, primarily laid to lawn, providing an excellent outdoor space for families and entertaining. Ample on-street parking is available to the front for residents and visitors.

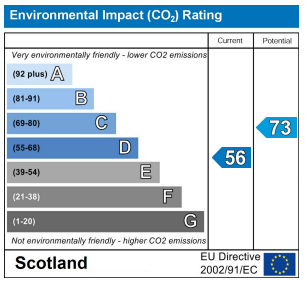


GROUND FLOOR **FIRST FLOOR**



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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