31 Priory Lane

Lesmahagow, Lanark, ML11 0BX

Offers over £225,000

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Immaculate four bedroom detached villa situated within a desirable residential development in the popular commuter town of Lesmahagow.

The property boasts generous accommodation arranged over two levels with the ground floor comprising of a welcoming entrance hallway, a convenient wc, a spacious lounge with lovely feature fireplace and access to a bright conservatory. There is also a formal dining room and a well appointed kitchen.

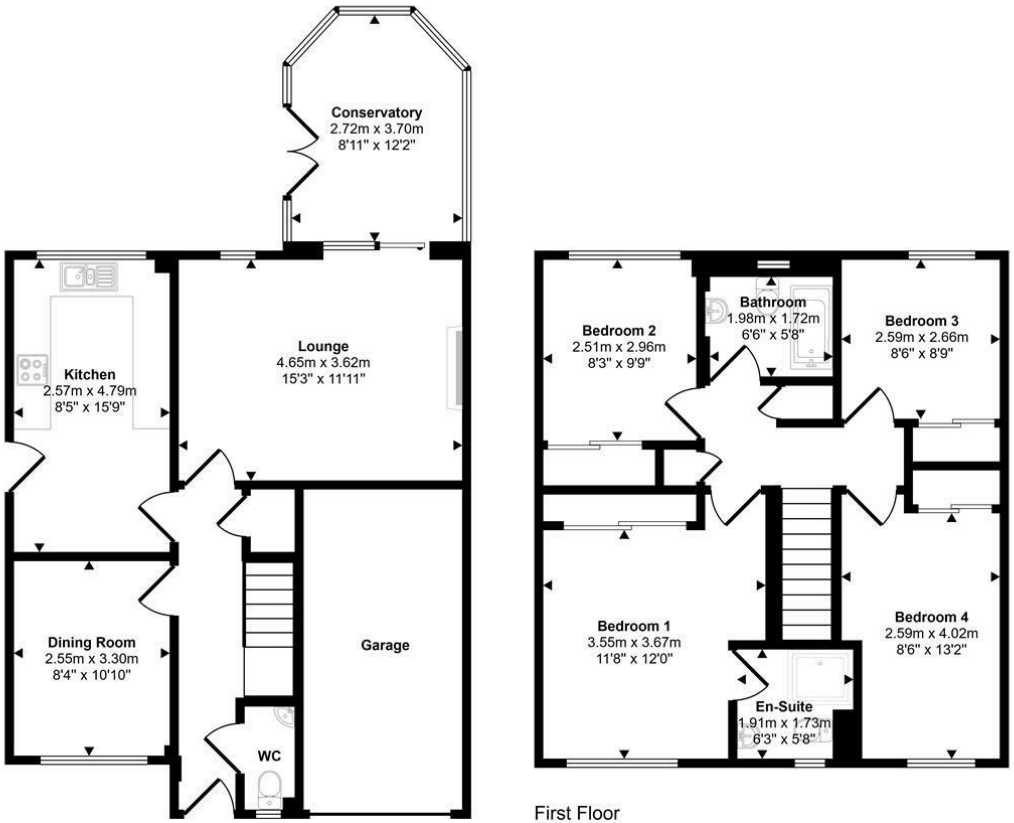
Upstairs offers a spacious landing, a modern bathroom, and four generous bedrooms with fitted wardrobes, the master bedroom includes a stylish en-suite shower room.

Additionally the property benefits from gas central heating, double glazing and ample storage facilities.

Externally, to the front of the property, there is a sizeable lawn and extensive monobloc driveway leading to a single garage. The private rear garden is arranged over split levels with an artificial lawn and chipped drying area.

Lesmahagow is an up-and-coming town offering an ample range of amenities including a Tesco Superstore, fuel stations, post office, two banks and a wide variety of additional professional services. There are two primary schools, and the recently constructed Lesmahagow High School hosts the Lesmahagow Sports Facility. A wider range of facilities are available in the historic Royal Burgh of Lanark or alternatively, Hamilton which are both a short drive away. The M74 Motorway is close by for commuters to Glasgow and all other major towns and cities within the Central Belt.

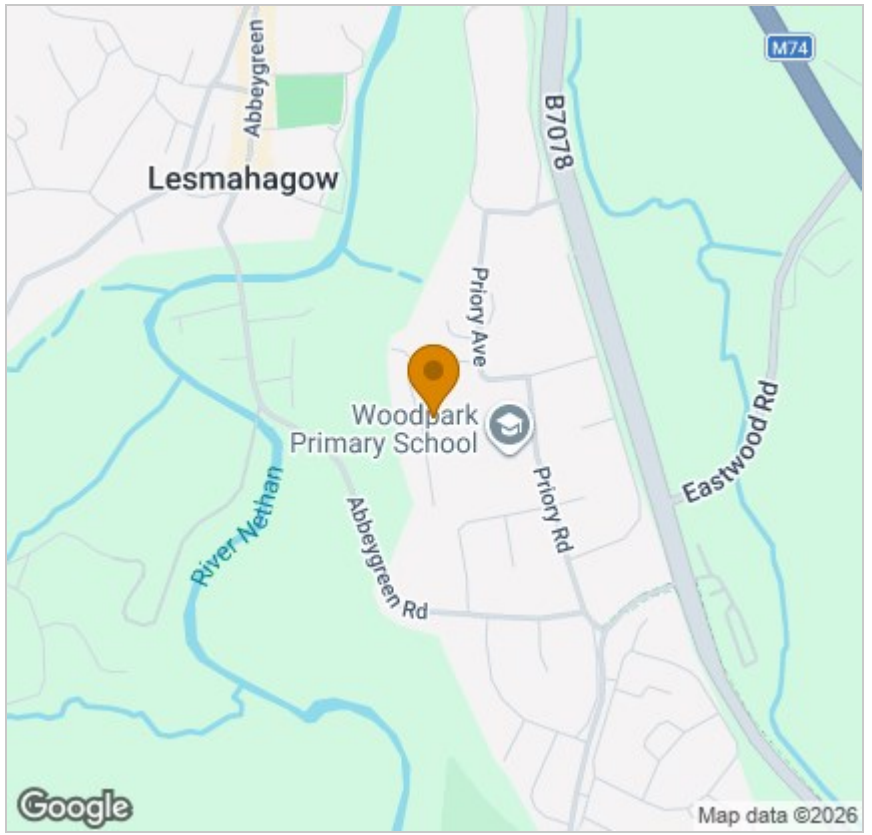
Approx Gross Internal Area
136 sq m / 1465 sq ft



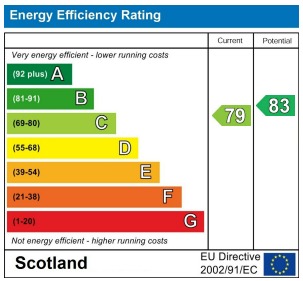
Ground Floor
Approx 75 sq m / 810 sq ft

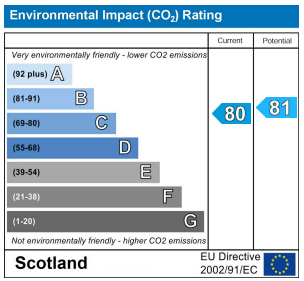
First Floor
Approx 61 sq m / 654 sq ft

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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