



AB Properties



1 Falconers Lane

Cleghorn, Lanark, ML11 8FS

Offers over £374,995



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Nestled in a serene rural setting on the outskirts of Lanark, this impressive six-bedroom detached villa offers the perfect blend of countryside tranquillity and the convenience of the Royal Burgh of Lanark just moments away. Boasting breathtaking countryside views, this home is designed to provide generous and flexible living space across two levels, ideal for modern family living.

The ground floor features a sleek, modern kitchen that flows seamlessly into the spacious lounge—perfect for entertaining and family gatherings. A stylish four-piece family bathroom and a utility room offer additional practicality and storage. Two generously sized bedrooms are also located on this level, with one featuring patio doors that open to the front of the property, making it versatile enough to be used as a second sitting room. The second bedroom has the luxury of fitted wardrobes and an ensuite shower room.

One of the property's key features is the self-contained 'annex,' which includes a fitted kitchen, a spacious lounge, and a double bedroom with an ensuite shower room—ideal for extended family or guests.

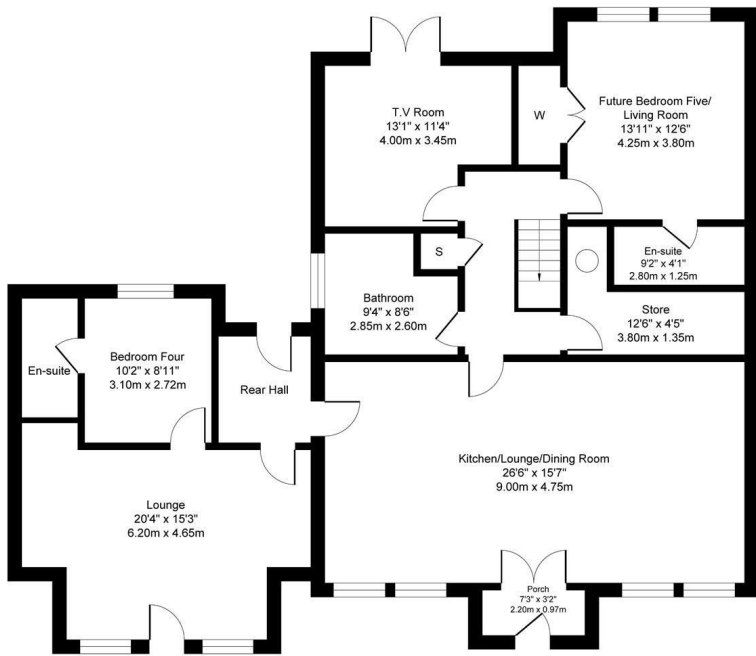
Upstairs, you'll find the elegant master bedroom complete with a walk-in wardrobe and ensuite shower room, as well as two additional double bedrooms, all designed with comfort and style in mind.

This home is equipped with an air source heat pump and underfloor heating, along with double-glazed windows installed throughout.

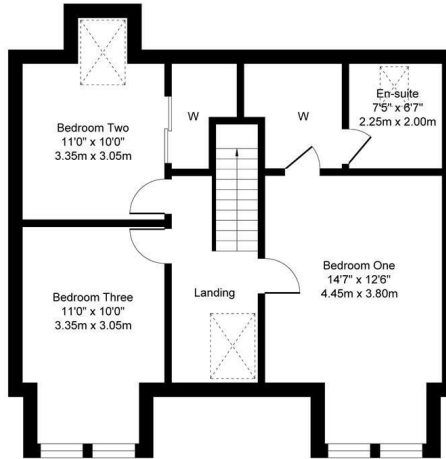
The beautifully landscaped gardens are a highlight of this property, featuring a well-manicured lawn, a charming paved patio, and primarily chipped areas that complement the home's modern aesthetic.

This exceptional villa in Falconers Lane is a rare opportunity to enjoy luxurious living in a peaceful countryside setting, with all the benefits of Lanark's amenities right on your doorstep.

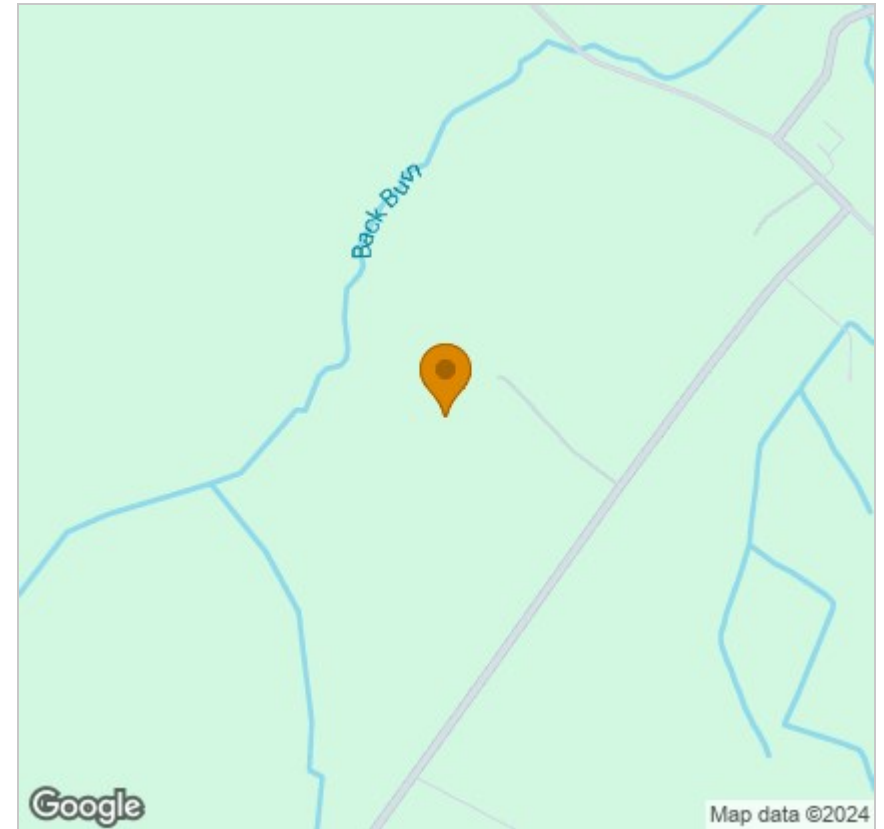




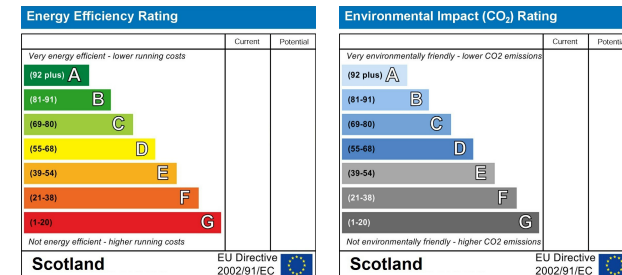
GROUND FLOOR



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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