



AB Properties

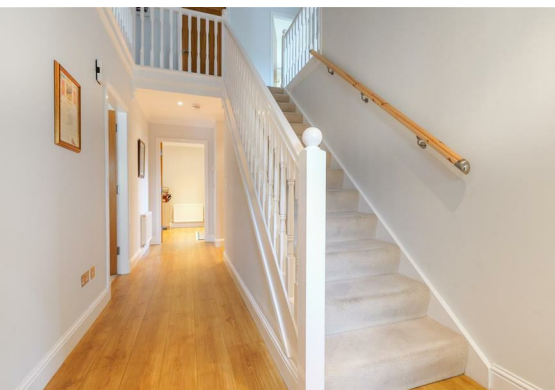


6 Wardlaw Grove  
, Cleghorn, ML11 7TA

Offers over £369,995











Presented to the market in immaculate condition, this stunning family home has been finished to a high specification throughout and offers contemporary living in one of Cleghorn's most sought-after and exclusive residential estates.

Upon entering the ground floor, you are welcomed by a generous and inviting hallway which sets the tone for the rest of the home. The formal lounge is beautifully appointed with a feature wall and a modern fire and the cosy second sitting room provides an additional space for relaxing. The heart of the home is the open plan kitchen and dining room, fully fitted with a range of integrated appliances including an eye-level double oven, microwave oven, gas hob, fridge freezer, and dishwasher. A separate utility room and modern shower room add further convenience.

Upstairs, the accommodation continues to impress with an attractive gallery landing leading to five generous bedrooms, four benefitting from built-in storage. The principal bedroom and guest bedroom boast contemporary ensuite shower rooms. To complete the upper accommodation there is a three-piece family bathroom.

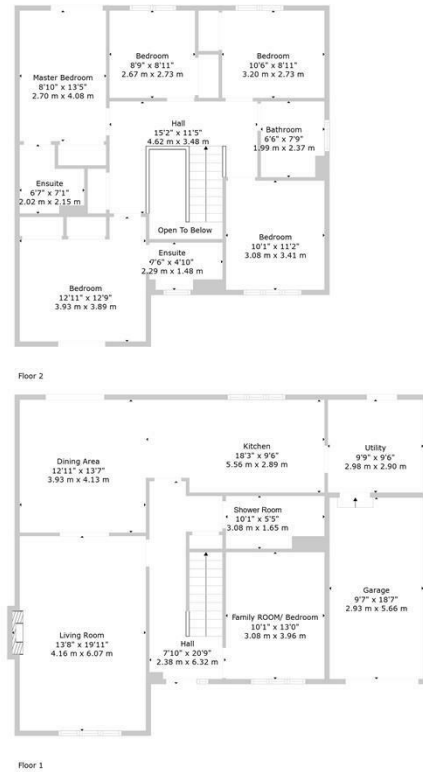
Additional benefits include ample storage facilities, gas central heating and double glazing.

Externally, the property enjoys beautiful landscaped gardens featuring a manicured lawn and paved patio. The rear garden is bordered by mature trees allowing complete privacy. The property also benefits from an integral garage and extensive monoblocked driveways providing off-street parking for many cars.



Wardlaw Grove provides the best of both worlds—luxurious living in a peaceful rural setting, while being just a short distance from Lanark's amenities and excellent transport links. With the Edinburgh City Bypass just 30 minutes away and the M74 only 10 minutes away, this home is ideal for commuters seeking a rural yet well-connected lifestyle.

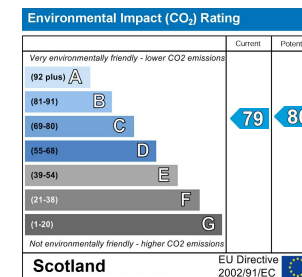
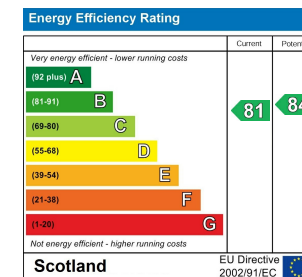




**TOTAL: 1971 sq. ft, 183 m<sup>2</sup>**  
**FLOOR 1: 1060 sq. ft, 98 m<sup>2</sup>, FLOOR 2: 911 sq. ft, 85 m<sup>2</sup>**  
**EXCLUDED AREAS: GARAGE: 178 sq. ft, 17 m<sup>2</sup>, FIREPLACE: 4 sq. ft, 0 m<sup>2</sup>, OPEN TO BELOW: 41 sq. ft, 4 m<sup>2</sup>**  
**WALLS: 153 sq. ft, 14 m<sup>2</sup>**



## 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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