



# AB Properties

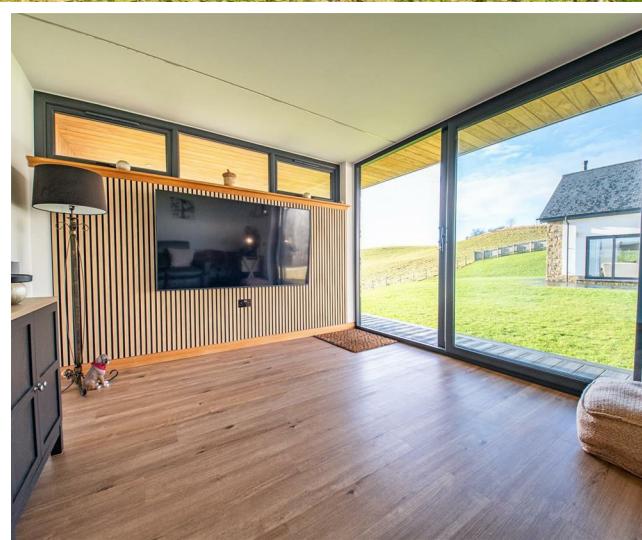


East Barn Spittal Road  
Carnwath, Lanark, ML11 8LY

Offers over £599,995







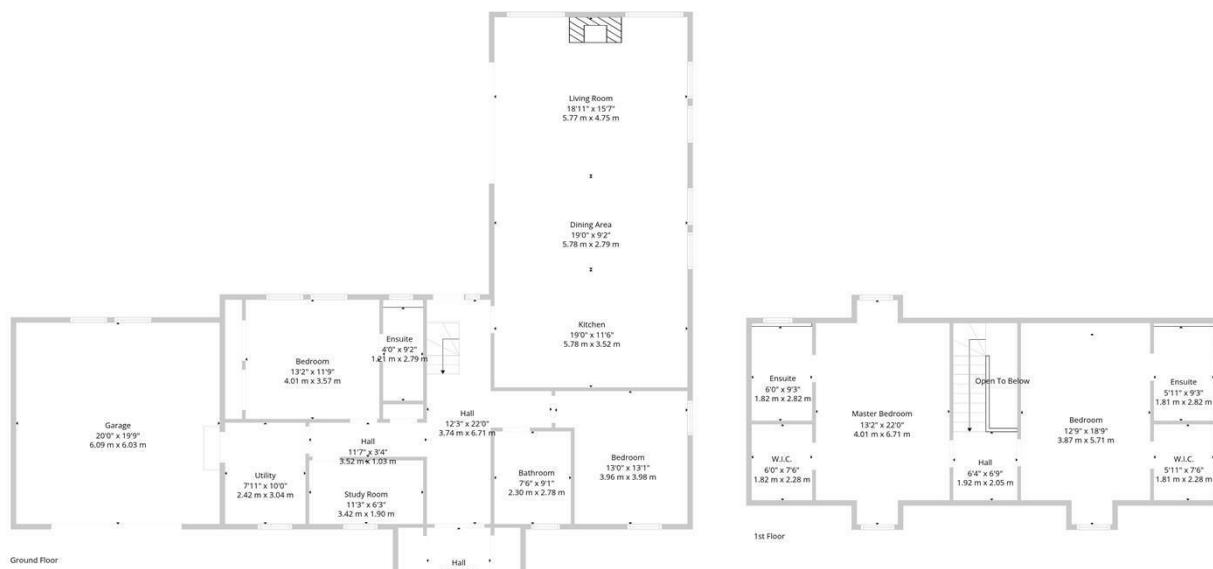
This architect-designed, bespoke home offers exceptional accommodation finished to an outstanding standard throughout, set within a truly breathtaking rural setting with 360-degree countryside views and Tinto Hill forming a spectacular backdrop.

The ground floor is thoughtfully designed to maximise space, light, and connection to the surrounding landscape. It comprises two generous bedrooms, including a master suite with ensuite shower room, along with a luxurious four-piece family bathroom. Additional ground-floor accommodation includes a study, utility room, and a truly stunning open-plan lounge, kitchen, and dining space. This impressive area features vaulted ceilings, floor-to-ceiling picture windows framing the countryside views, and a feature wood-burning stove, creating a striking yet welcoming focal point. The fully integrated kitchen is finished in a sleek, contemporary style with a breakfast island, while underfloor heating runs throughout the ground floor for comfort and efficiency.

A glass staircase leads to the upper level, where a spacious landing provides access to two further luxurious bedrooms, each benefitting from their own ensuite bathroom and dressing room, offering private and refined accommodation ideal for family or guests.

The finish throughout the property is high specification, with top-quality kitchen and bathrooms, oak internal doors, and quality flooring. The use of neutral tones and clean, sleek lines creates a modern yet warm and homely aesthetic. The property benefits from oil-fired heating and ample storage throughout.

Externally, the home sits on approximately half an acre, with an immaculate lawn surrounding the property and a paved patio to the rear, ideal for outdoor dining while taking in the outstanding views. A large driveway provides ample parking and leads to a double garage with electric door, while a fully equipped garden room offers excellent versatility for home working, leisure, or guest use.

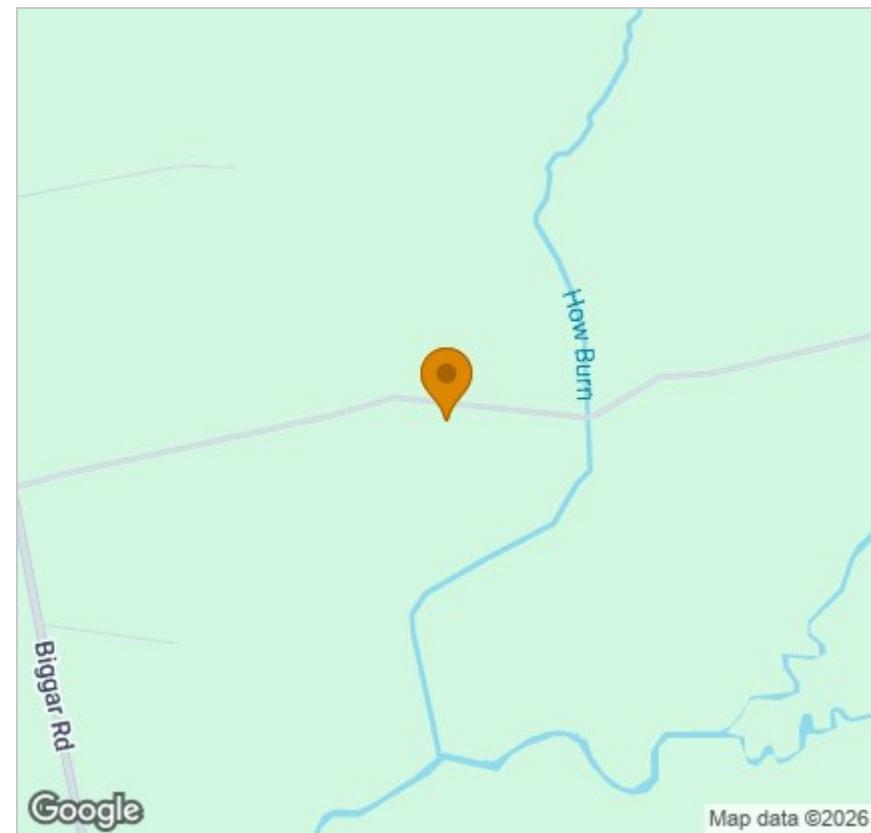


Ground floor: 1528 sq. ft, 142 m<sup>2</sup>, 1st floor: 714 sq. ft, 66 m<sup>2</sup>  
 EXCLUDED AREAS: UTILITY: 79 sq. ft, 7 m<sup>2</sup>, GARAGE: 395 sq. ft, 37 m<sup>2</sup>, OPEN TO BELOW: 30 sq. ft, 3 m<sup>2</sup>,  
 LOW CEILING: 71 sq. ft, 6 m<sup>2</sup>, WALLS: 208 sq. ft, 23 m<sup>2</sup>

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		89
(81-91) B	77	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A		78
(81-91) B	73	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
Scotland	EU Directive 2002/91/EC	

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