



AB Properties

21 Honeyman Crescent
, Lanark, ML11 7BD

Offers over £289,000



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Set within a sought after residential pocket of Lanark, this impressive four bedroom detached villa offers generously proportioned accommodation perfectly suited to modern family living and entertaining alike. Occupying a private position with beautifully maintained gardens, the property enjoys an excellent layout with spacious apartments flowing effortlessly throughout the home.

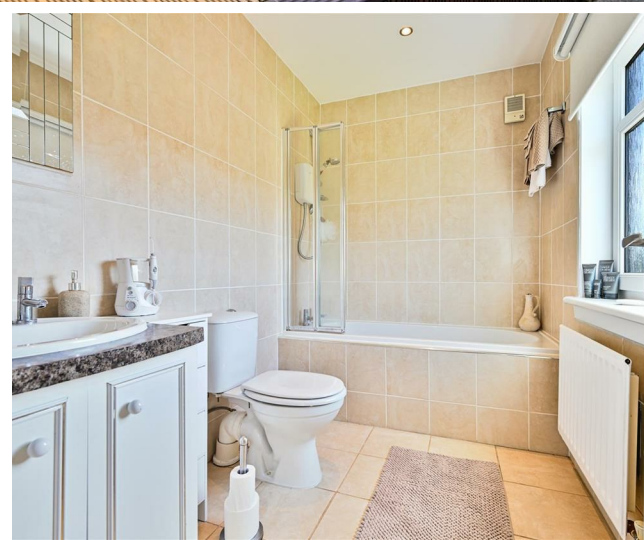
The ground floor comprises a welcoming entrance hallway, bright and spacious lounge with feature fireplace and double doors leading through to the dining area, creating a wonderful space for hosting family and friends. The dining area further opens into the substantial conservatory which overlooks the rear gardens and provides an exceptional additional public room ideal for year-round enjoyment. The kitchen is well proportioned with ample storage and workspace and is complemented by a separate utility room and convenient downstairs WC.

On the upper level there are four bedrooms including a generous principal bedroom with en-suite bathroom. Three of the four bedrooms include fitted wardrobes and the upstairs is completed by a modern family bathroom.

A standout feature of the property is the beautifully landscaped rear garden which offers a high degree of privacy. Designed with entertaining in mind, the garden incorporates a large decking area, manicured lawn, mature planting and multiple seating areas creating the perfect outdoor retreat.

Further benefits include gas central heating, double glazing, driveway parking and single garage.

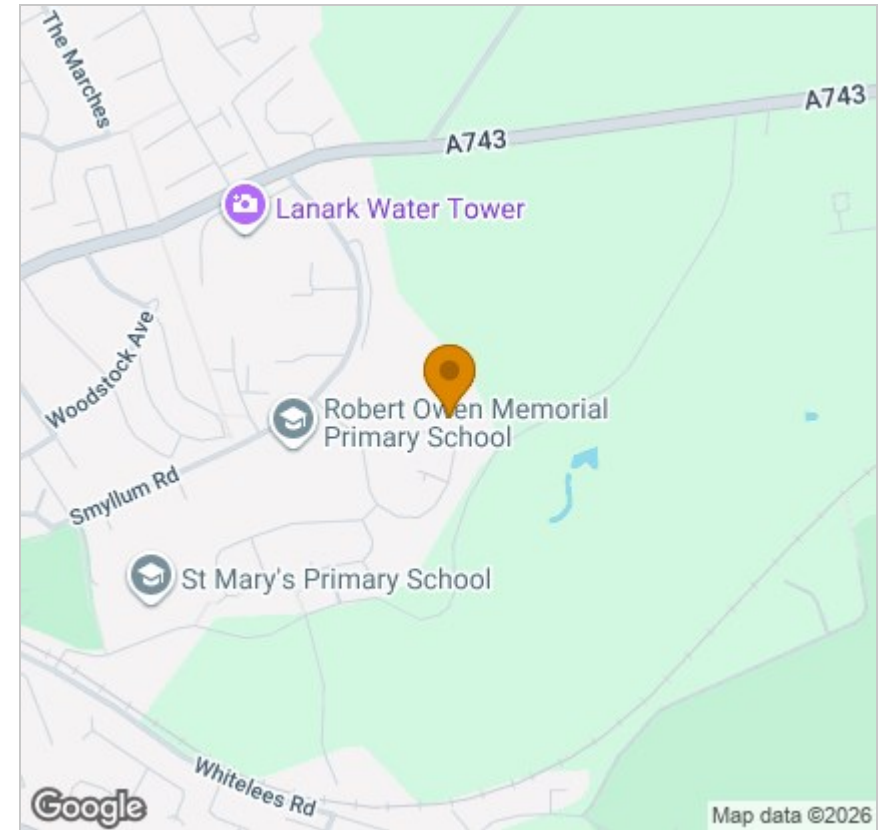
The property is set within the idyllic Royal Burgh of Lanark, where a wide range of schools, shops, amenities, entertainment and recreational facilities can be found. Also, the well-known New Lanark world heritage centre, the famous Lanark golf course and the stunning Lanark Loch are all within close proximity. Lanark is much favoured particularly for those requiring good transport links, local train station and easy access to Glasgow and Edinburgh.



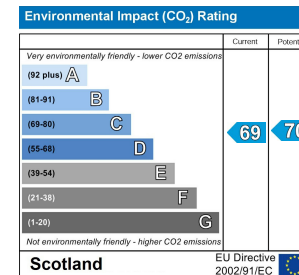
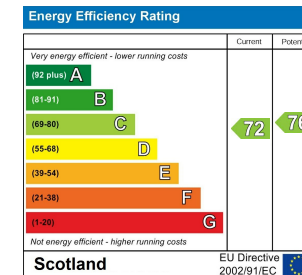


TOTAL: 1598 sq. ft, 149 m2
 Ground floor: 904 sq. ft, 84 m2, 1st floor: 694 sq. ft, 65 m2
 EXCLUDED AREAS: GARAGE: 114 sq. ft, 11 m2, UTILITY: 35 sq. ft, 3 m2, PATIO: 30 sq. ft, 3 m2,
 PORCH: 19 sq. ft, 2 m2, FIREPLACE: 10 sq. ft, 1 m2, WALLS: 145 sq. ft, 13 m2

Illustration for Identification Purposes Only - Measurements Are Approximate



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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