



AB Properties



3 Westoun Steadings
Coalburn, Lanark, ML11 0FW
Offers over £425,000



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This impressive five-bedroom detached home is set within a peaceful semi-rural location in Coalburn, offering spacious and flexible accommodation, excellent multi-generational potential and approximately 2.9 acres of land.

Beautifully presented throughout, the property combines traditional character with modern family living. At its heart is an impressive open-plan kitchen and dining area with contemporary units, generous worktop space and a central island. A striking exposed stone fireplace adds character, while French doors provide direct access to the garden. Further accommodation includes a separate dining room, useful utility room and downstairs WC.

The property offers five generously proportioned bedrooms, with four benefiting from private en-suite facilities. The versatile layout can readily accommodate multi-generational living, with areas capable of being separated to provide individual living space, privacy and independence, while separate external access further enhances flexibility. This configuration could also offer potential for guest or short-term accommodation, subject to any necessary permissions and licensing.

A particular highlight is the approximately 2.9-acre plot, offering excellent equestrian potential with generous garden areas, a small wooded area and substantial field. The surrounding countryside and forestry provide opportunities for off-road riding, while the recently completed Coalburn active-travel path offers direct countryside access for walking, cycling and dog walking, connecting to the wider network around the restored Dalquhandy former opencast site and forestry.

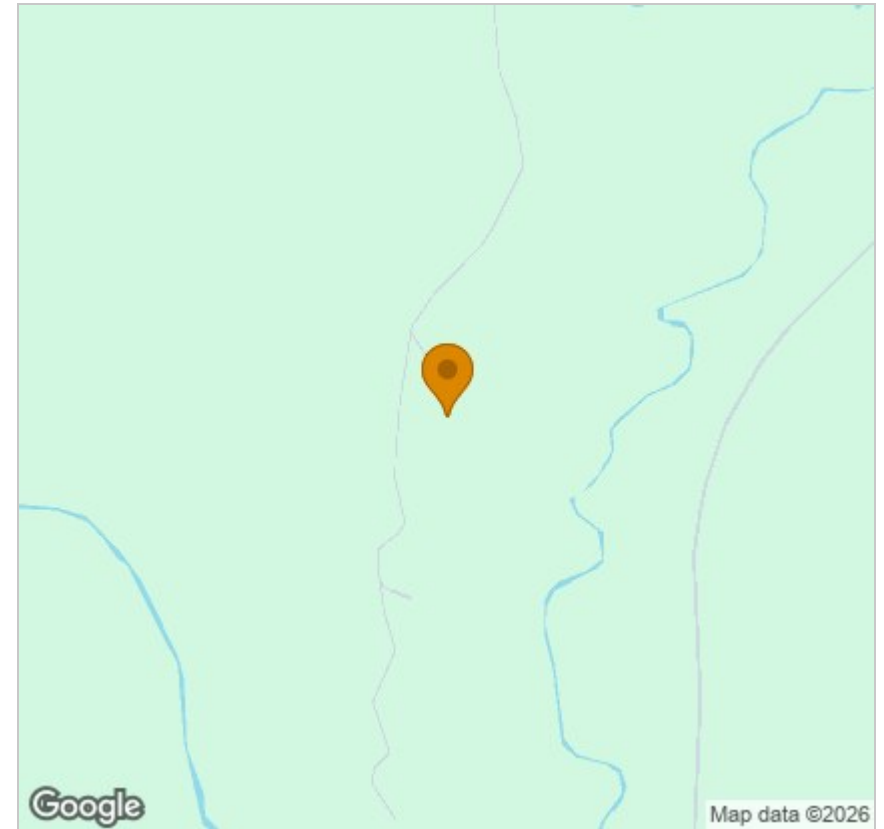
The property also benefits from a versatile outbuilding, ideal for storage, workshop space, hobbies or equestrian use. Further benefits include oil central heating, double glazing, ample front parking and 3kW solar panels, with approximately 10 years remaining on the generation subsidy, providing an additional income stream.



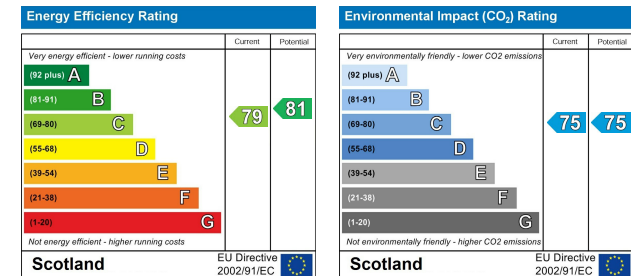


TOTAL: 3238 sq. ft, 301 m2
GROUND FLOOR: 1825 sq. ft, 170 m2, 1ST FLOOR: 1413 sq. ft, 131 m2
EXCLUDED AREAS: GARAGE: 368 sq. ft, 34 m2, BEDROOM 1: 50 sq. ft, 5 m2, LOW CEILING: 96 sq. ft, 9 m2,
BEDROOM 3: 40 sq. ft, 4 m2, BEDROOM 2: 32 sq. ft, 3 m2, BEDROOM 5: 19 sq. ft, 2 m2,
BEDROOM 4: 22 sq. ft, 2 m2, WALLS: 293 sq. ft, 27 m2

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



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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