



RESIDENCE

261 Bellfield Road, Coalburn, ML11 0NQ

[www.residenceestateagents.co.uk](http://www.residenceestateagents.co.uk)





Viewing by appointment with Residence Lanark  
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## 3 Bedroom | 1 Public Room | 2 Bathroom

This newly built, three-bedroom detached bungalow is sure to be popular, boasting an excellent recessed position with stunning views over neighbouring fields and woodland to the rear.

The property features a thoughtfully designed layout of bright, airy rooms, complete with high-quality flooring throughout.

Accommodation includes a welcoming L-shaped reception hallway, a spacious open-plan lounge, dining area, and a modern, well-equipped breakfasting kitchen. The kitchen is fitted with a range of base and wall-mounted storage units and integrated appliances. The three bedrooms include two with mirrored wardrobes; the master bedroom benefits from its own en-suite shower room, while a stylish, modern family bathroom serves the remaining bedrooms.

Additional features include air source heating, double glazing, a large gravel driveway and gardens to the rear.

A significant bonus is the adjacent large field, which can be purchased separately by negotiation.

Coalburn is a charming village on the outskirts of Lesmahagow, offering a range of local amenities such as a primary school, shop, pub, and leisure centre with a swimming pool. It is also conveniently located near the Hollandbush Golf Course.

Lesmahagow provides a comprehensive selection of amenities, including a recently opened Tesco supermarket, fuel stations, a post office, two banks, and various professional services. The town has two primary schools and the newly built Lesmahagow High School, which features the Lesmahagow Sports Facility—a versatile sports and leisure centre. For commuters, the property is just a 4-minute drive from the M74 motorway, offering excellent transport links.



1076.00 sq ft | EER =

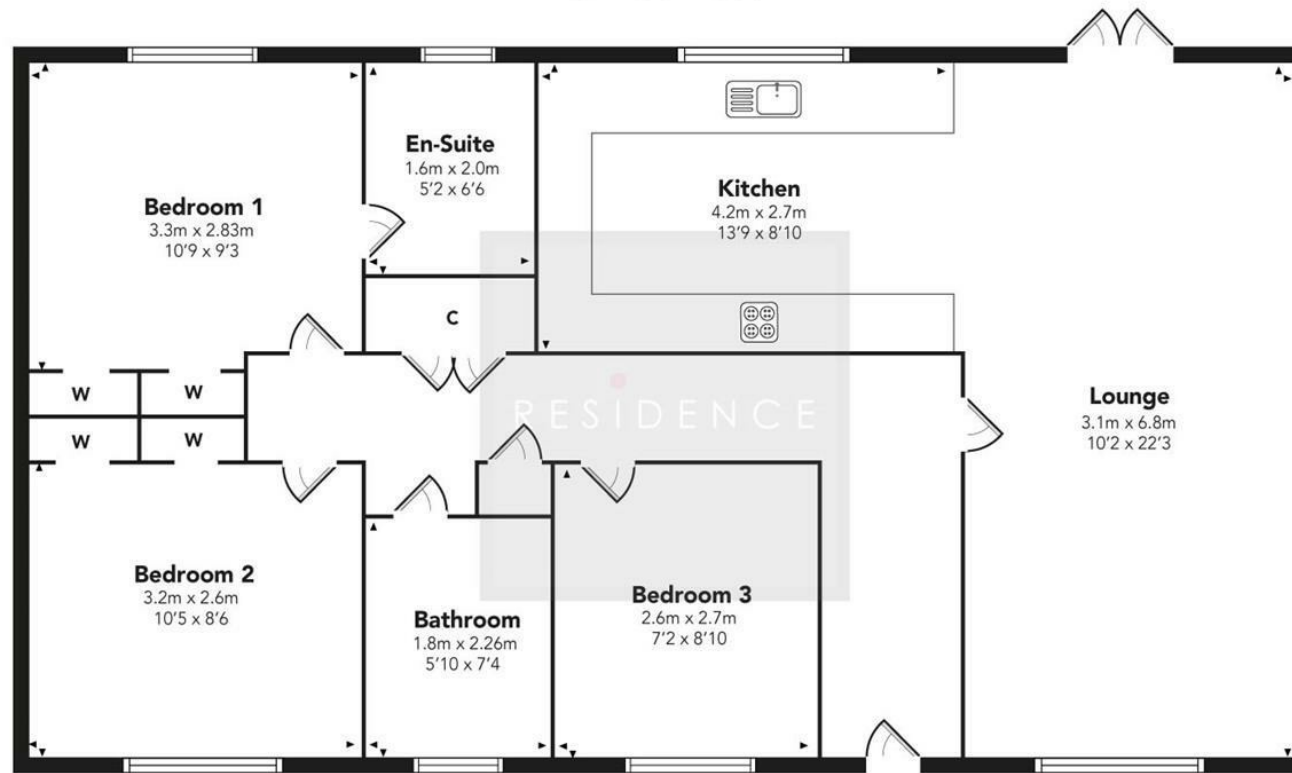




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Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements.

Produced by Plush Plans Ltd

We believe these details to be accurate; however, they do not form any part of a contract. Fixtures and fittings are not included unless specified in the enclosed. Photographs are for general information and it must not be inferred that any item is included for sale with the property. All distances and measurements are approximate. Floorplans may not be to scale and are for illustration purposes only.