



RESIDENCE

15 Kirk Lane, Law, ML8 5WH

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4 Bedrooms | 3 Public Rooms | 3 Bathrooms



Set within a sought-after small development within the village of Law, this beautifully presented and thoughtfully extended four-bedroom detached villa with an additional study offers generous, flexible living space ideal for modern family life. Tastefully upgraded throughout, the property also benefits from an impressive A-rated Ground Source Heat Pump, providing energy-efficient and cost-effective heating.

Occupying a substantial corner plot with an attractive mono-block driveway and well-maintained landscaped gardens. The driveway provides ample off-street parking for multiple vehicles.

To the rear, the property boasts a large, fully enclosed garden, offering a high degree of privacy and an excellent space for relaxation or entertaining.

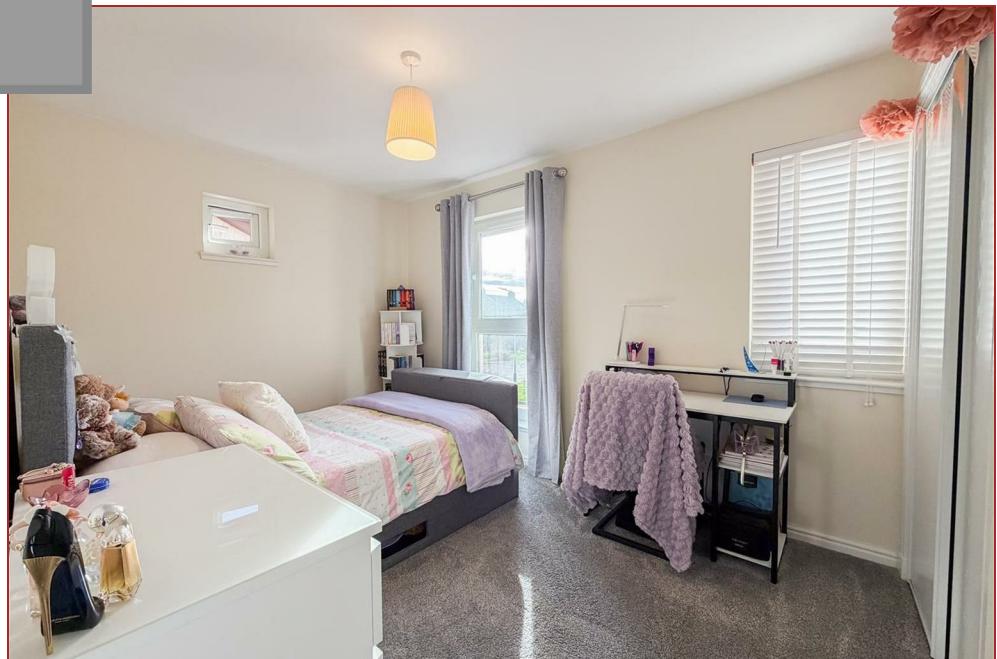
The accommodation is arranged over two levels and begins with an extended welcoming reception hallway. On the ground floor there is a versatile study or additional bedroom, WC, bright front-facing lounge which flows seamlessly into a spacious dining area. This in turn connects to a fully fitted kitchen and utility room, creating a superb layout for everyday living and hosting.

Upstairs, the property continues to impress with four well-proportioned, all finished to a modern standard. The principal bedroom benefits from a stylish en-suite, while the remaining bedrooms are served by a contemporary three-piece family bathroom.

Law village is located on the east side of the Clyde Valley between Carluke and the Garrion Bridge. The surrounding towns and villages are renowned for their variety of garden centres and scenic walks. The valley winds its way from junction 7 of the M74 motorway near Hamilton to the historic town of Lanark. The Valley has several villages with shopping amenities, schools, parks and sports facilities as well as several pubs and restaurants. The surrounding towns of Lanark and Hamilton offer a wider range of shopping facilities.



1431.00 sq ft | EER = A





Viewing by appointment with Residence Hamilton

T: 01698 444333 | E: hamilton@residenceestateagents.co.uk | A: 34 Cadzow Street, Hamilton, ML3 6DG

Kirk Lane



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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.