



RESIDENCE

6 Bruce Gardens, Cleghorn, ML11 7SZ

www.residenceestateagents.co.uk



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



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5 Bedrooms | 2 Public Rooms | 4 Bathrooms

Situated within a quiet residential cul-de-sac in the popular Jerviswood development of Cleghorn, on the outskirts of Lanark, this substantial 5 bedroomed detached villa offers spacious and versatile family accommodation over two levels.

The property is presented in generally good, serviceable condition throughout and offers an excellent amount of living and bedroom space, complemented by a detached double garage and well-maintained gardens.

The ground floor accommodation comprises a welcoming reception hallway, cloakroom/WC, spacious formal lounge, family room and a particularly generous sitting room/dining kitchen. There is also a useful utility room and storage.

On the upper floor there are four main bedrooms together with an additional office/bedroom, providing flexibility for use as a fifth bedroom or home office. Bedroom one benefits from fitted wardrobes and an en-suite bathroom, whilst a further bedroom also has its own en-suite shower room. Completing the upper floor is a separate family bathroom and additional fitted storage.

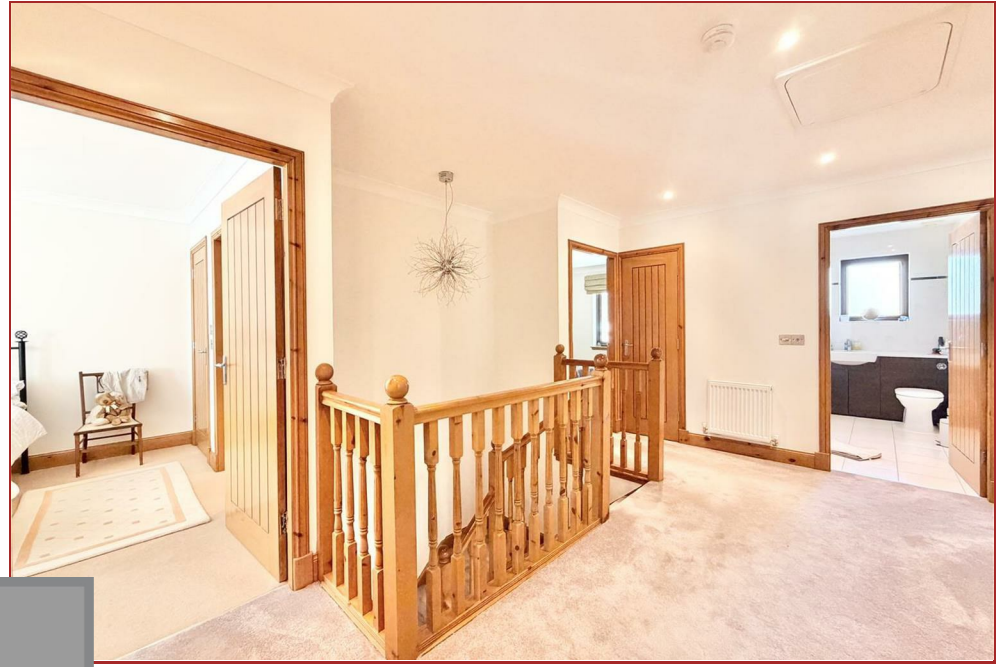
Features of the property include gas central heating and double glazing.

Externally, the property has a monobloc driveway providing ample off-street parking and access to a double garage. The gardens have been well maintained, with lawned areas to the front and side. The enclosed rear garden is arranged over a tiered design with retaining walls and incorporates lawn, decking and a patio area.

Bruce Gardens forms part of the established Jerviswood development in Cleghorn, a short distance from the historic market town of Lanark. Lanark provides an excellent selection of everyday amenities including supermarkets, shops, restaurants, schooling and leisure facilities, together with a railway station offering services towards Glasgow. The area is also well positioned for road links throughout Lanarkshire and the wider Central Belt.



2163.55 sq ft | EER = B



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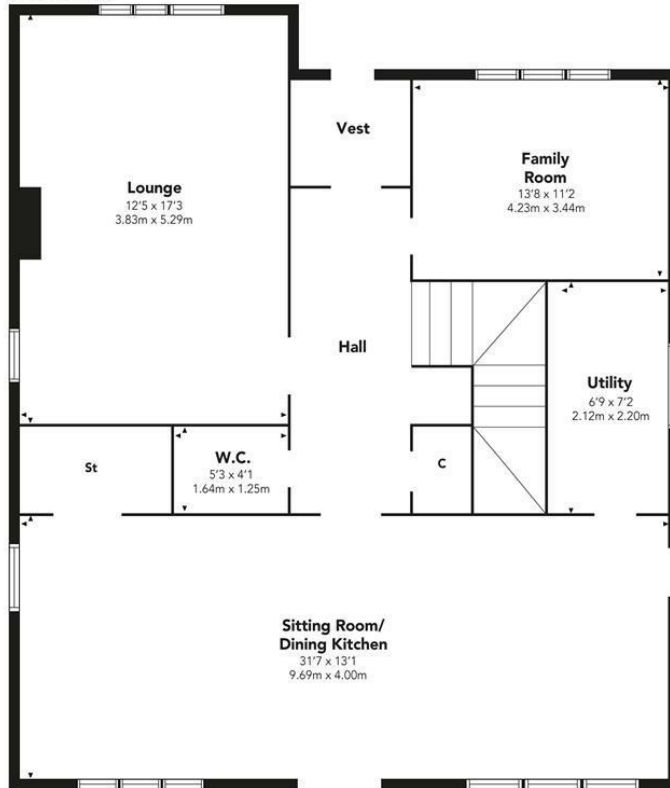
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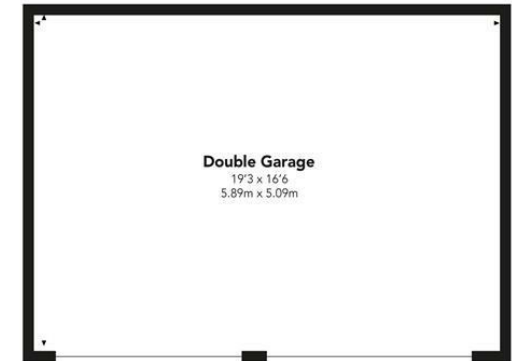
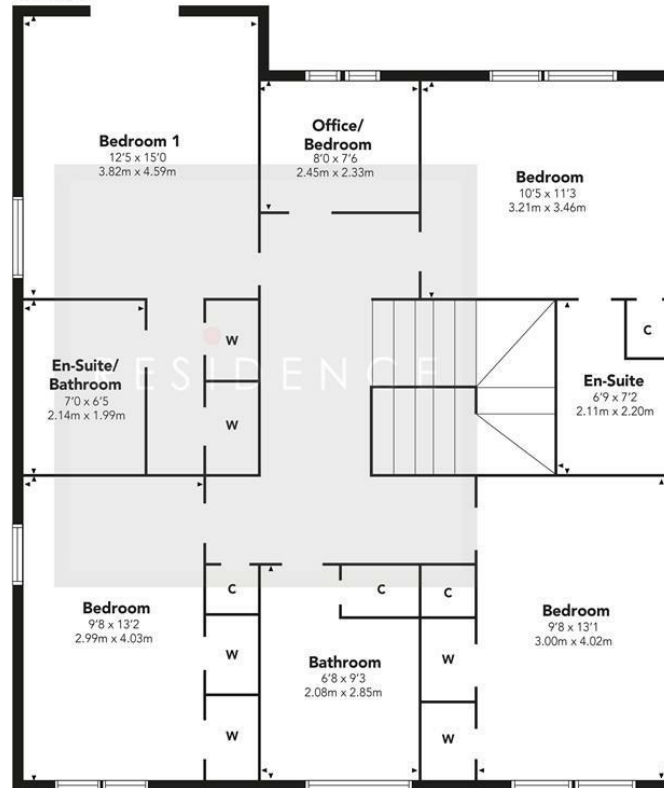


Bruce Gardens

GROUND FLOOR



FIRST FLOOR



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.