



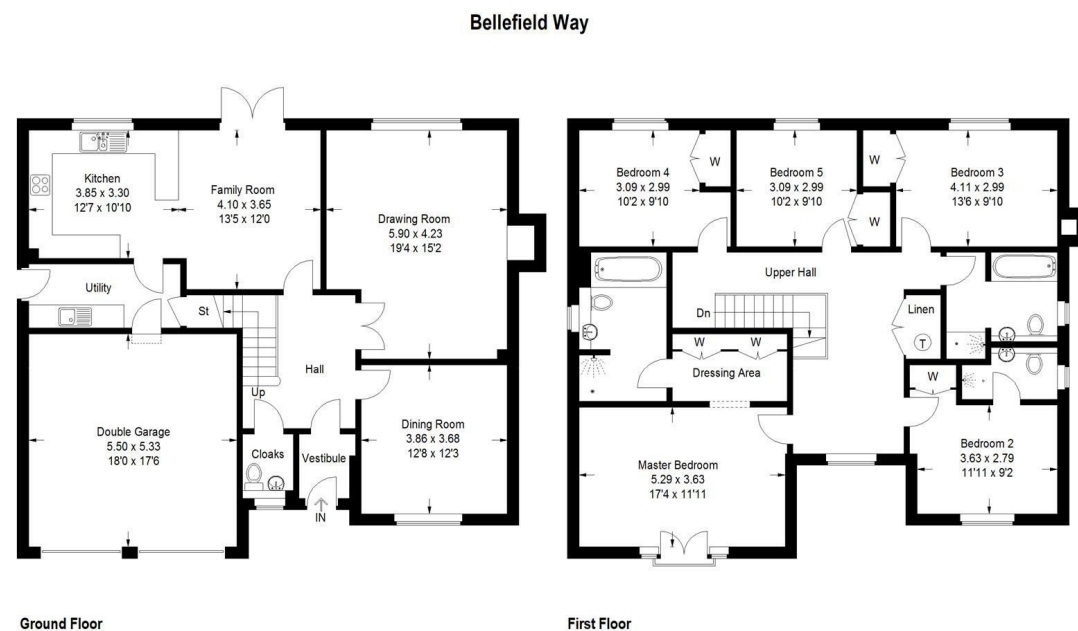
ESTATE AGENTS

17 Bellefield Way, Lanark, ML11 7NW



ESTATE AGENTS

www.residenceestateagents.co.uk



Property Reference RH1348

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We believe these details to be accurate however it is not guaranteed and 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.



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Built in the style of The Maxwell house type, this detached villa offers a spacious, versatile and well-designed layout of rooms that have been finished to a high standard throughout while being complimented by way of quality floor coverings.

The accommodation comprises entrance vestibule that leads to a welcoming reception hallway, cloaks/wc, impressive lounge with double glazed aspects to the rear, formal dining room, great size open plan family room and modern fitted breakfasting kitchen with a range of fitted units, worktops and integrated appliances and a utility room. On the upper floor there is a sizable landing with aspects to front that offers access to 5 bedrooms, all of which have storage facilities. The master bedroom has a walk-in dressing area, French doors to front and an en-suite bathroom. Bedroom 2 also has its own en-suite. There is also a great size family bathroom with 4-piece suite and contemporary tiling.

Features of the property include gas central heating, double glazing, monoblock driveway and a double garage. The gardens are established and well maintained and offer great privacy to the rear.

Bellefield Grange is a stunning development on the outskirts of this historic town. The Royal Burgh of Lanark itself is a bustling market town and offers a wide range of shopping facilities, bars and restaurants as well as the nearby World Heritage Site of New Lanark. Commuting to and from the town can be by either vehicle or public transport with excellent road and rail links servicing the area. Lanark also has several well-regarded schools.

