



ESTATE AGENTS

1 Abbeygreen, Lanark, ML11 0DB



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Property Reference RH1754

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We believe these details to be accurate however it is not guaranteed and they do no form any part of a contract. Fixings 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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Orchard House is a locally admired Sandstone detached villa that sits proud within the heart of the Town.

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This handsome looking home retains many of its traditional features that includes ornate cornicing, ceiling centre roses, high timber skirtings and stunning period staircase and balustrade.

The property occupies a great position within well maintained, enclosed and walled gardens with large driveway which leads to a large parking area at the rear with double carport and garaging.

The current owners have sympathetically looked after and maintained this wonderful home which offers a spacious and versatile layout of well-proportioned apartments typically associated with a property of this era.

The accommodation comprises entrance vestibule which leads to a welcoming and grand hallway, spacious bay window lounge with focal point fireplace, formal dining room with aspects to the front, fitted open plan dining size kitchen that has a range of base and wall mounted storage units with worktop surfaces and access to a large utility/ laundry room with access to a rear hallway, cloaks/wc and rear outer porch. Completing the accommodation on the ground floor level is a separate family/sitting room which could be utilised as a 5th bedroom if required. A stunning period, split staircase leads to the upper floor level which consists of 4 large double bedrooms, office/study, boiler/store room and family bathroom.

Features of this wonderful home includes gas central heating, double glazing and walled gardens.

Early viewing is highly recommended.





