

# 5 Stanmore Gardens

LANARK, SOUTH LANARKSHIRE, ML11 7RZ



*Rarely available four-bed detached home, two ensuites,  
set in a tranquil and unique location in Lanark*



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We are delighted to introduce to the market, this immediately impressive four-bedroom detached home. This is a rarely available property which benefits from spacious accommodation and is offered to the market in excellent condition throughout.

The property offers a tremendous opportunity for a family who would like to get away from the hustle and bustle and just enjoy the quieter side of life, but who also wish to remain in relatively close proximity to amenities and larger towns. The property is beautifully nestled, in a quiet and leafy enclave of exclusive properties - Stanmore Gardens, only five minutes drive from the centre of Lanark.

The substantial living accommodation is sure to impress the most demanding of buyers, and the property has been carefully and thoughtfully designed with individuality and easy free-flowing space in mind.

## THE LOUNGE



The accommodation consists of a welcoming entrance vestibule, which leads through to the generous hallway and gives the viewer just a hint of what's to come. The lounge is a great size and would suit a range of furniture layouts. There's lots of natural light flooding in and the room leads through beautifully, to a formal dining room: a great space to entertain friends and family. The room benefits from French doors that lead to the private rear garden and sun patio.

# THE DINING ROOM



# THE KITCHEN/FAMILY ROOM



The bright and spacious kitchen/family room is simply beautiful, and just what you would expect from a home of this quality. There's a great range of modern units in the newly fitted kitchen, it contains an excellent island unit and the AGA range is simply stunning and sure to be a favourite with any chef. There's ample space for a freestanding dishwasher and fridge freezer. The room also lends itself to a large breakfast table. The ambience is relaxed and the large sofa space allows for the chef never to be far away from the guests as you prepare a marvellous meal.





Moving on, the ground floor accommodation is completed by a utility room, which caters magnificently for all the laundry requirements of a busy home, a home office/study, and a handy WC cloakroom toilet.

# THE UTILITY, STUDY & WC



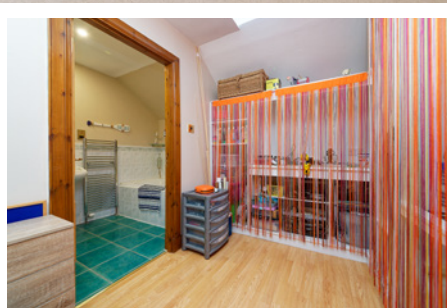


The tiled family bathroom is a great size and benefits from a bath and a standalone shower enclosure with a mains shower. There are four spacious bedrooms in this unique home, two are en-suite and all are welcoming, with plenty of room for free-standing furniture. One of the bedrooms also has an amazing walk-in dressing room. The house is always kept warm and comfortable via double glazing, gas central heating and solar panels, which keep the bills down and also produce some income.

# THE BATHROOM



# BEDROOM 1





# BEDROOM 2



# BEDROOM 3



# BEDROOM 4



The outside area of this house is equally impressive, with beautiful private gardens with a shed and greenhouse, an integral double garage, and tremendous space for the family to enjoy on sunnier days.

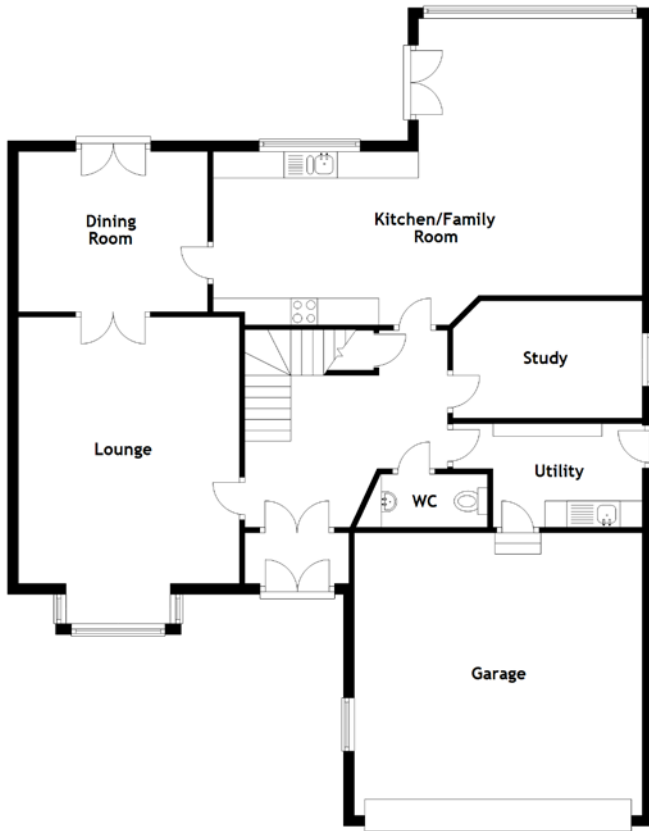
This is a property that is sure to attract many potential buyers. Early viewing is absolutely essential for those seeking a unique home, set in a tranquil and quiet semi-rural location, where all the family have space to live.

# EXTERNALS





# FLOOR PLAN, DIMENSIONS & MAP



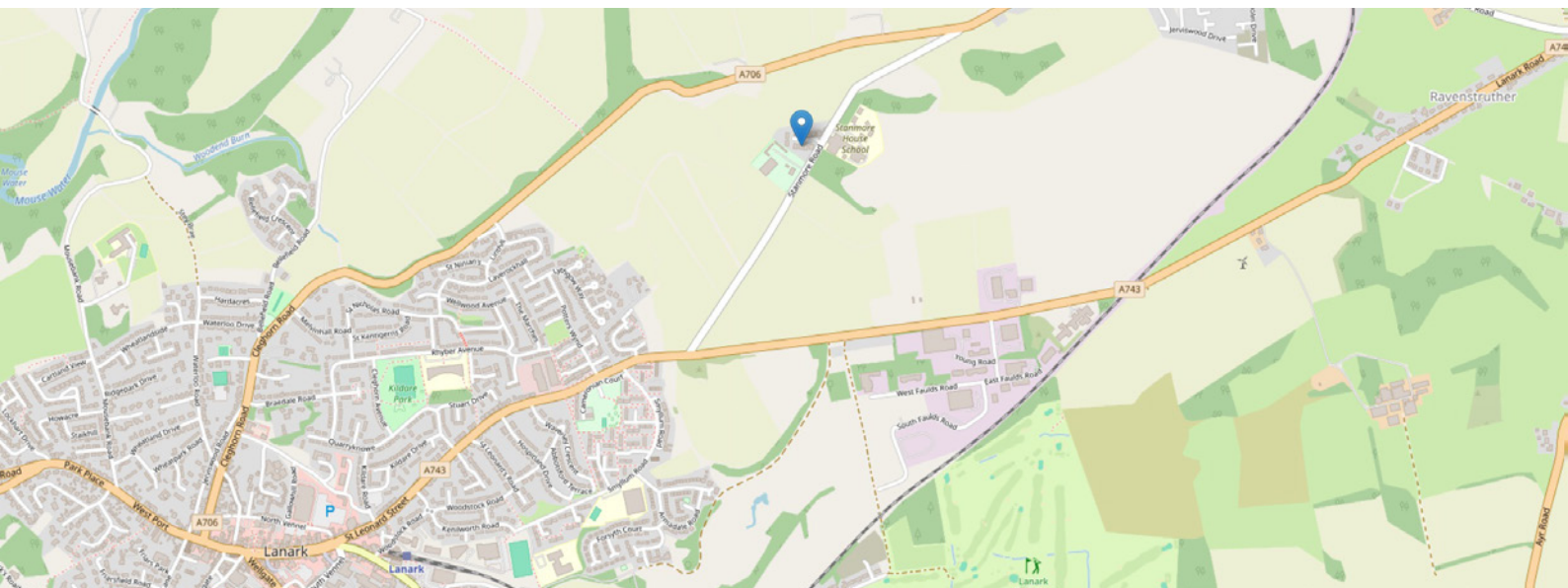
Approximate Dimensions (Taken from the widest point)

|                     |                                |
|---------------------|--------------------------------|
| Lounge              | 5.75m (18'11") x 4.15m (13'7") |
| Dining Room         | 3.55m (11'8") x 3.00m (9'10")  |
| Kitchen/Family Room | 8.05m (26'5") x 5.75m (18'10") |
| Utility             | 3.55m (11'8") x 1.95m (6'5")   |
| Study               | 3.55m (11'8") x 2.20m (7'3")   |
| WC                  | 2.50m (8'2") x 1.00m (3'3")    |
| Bathroom            | 2.90m (9'6") x 2.45m (8'1")    |
| Bedroom 1           | 5.00m (16'5") x 4.15m (13'7")  |
| En-suite            | 3.00m (9'10") x 1.80m (5'11")  |

|               |                                |
|---------------|--------------------------------|
| Dressing Room | 3.00m (9'10") x 2.25m (7'5")   |
| Bedroom 2     | 6.15m (20'2") x 3.65m (12')    |
| En-suite      | 1.65m (5'5") x 1.60m (5'3")    |
| Bedroom 3     | 4.41m (14'6") x 4.00m (13'1")  |
| Bedroom 4     | 3.70m (12'2") x 3.30m (10'10") |
| Garage        | 5.40m (17'9") x 5.30m (17'5")  |

Gross internal floor area (m<sup>2</sup>): 233m<sup>2</sup> | EPC Rating: B

Extras: Freestanding appliances may be available by separate negotiation.



# THE LOCATION

The Royal Burgh of Lanark is a charming market town steeped in history and has all the required facilities and amenities necessary for modern living, including a modern build grammar school. The town benefits from a variety of local businesses - including a post office, banks, beauty salon, hairdressing salons, florist, gift shop, café/deli, pharmacy, opticians, vets, medical surgery and dentist.





There's good access to the Scottish Borders and the Clyde valley, providing excellent walks for outdoor enthusiast's including Tinto Hill, The Falls of Clyde, Lanark Loch and there's also a historic eighteen-hole golf course

Lanark is much favoured particularly for those requiring good transport links and easy access to Glasgow and Edinburgh, rural yet not isolated feel and value for money.

Edinburgh City Bypass is only a thirty-minute drive away, giving good access to East Central Scotland. The M74 is only a twenty-minute journey giving good access to Glasgow and the West of Scotland. In all, this property is ideally situated for the commuter to either Edinburgh or Glasgow.



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