



## 14 Auctioneers Way

, Lanark, ML11 9FD

**Offers over £320,000**

### NEW TO THE MARKET!

An outstanding five bedroom detached villa situated within a modern development in Lanark, close to all of the amenities this historic Town has on offer. This substantial family home offers potential buyers flexible living accommodation arranged over two levels and early internal viewing is advised to appreciate the style, size and quality of accommodation on offer.

The property is entered from the front into a spacious and welcoming reception hallway which gives access to the principal ground floor apartments. The lounge is bright and airy thanks to the French Doors offering access and overlooking the rear garden. Glazed double doors give access to the dining room which has a bay window and overlooks the front of the property. The spacious kitchen has been thoughtfully designed with ample base and wall mounted storage units and work surfaces with integrated fridge, freezer, oven, hob, extractor fan and dishwasher. French doors provide external access to the rear garden. The current owner has converted the double garage into a fab family room. The ground floor is completed by a utility room with washing machine and tumble dryer and cloakroom/wc.

On the first floor there are five generously proportioned bedrooms, three of which benefit from built in wardrobes. The master and second bedroom have spacious en-suite shower rooms. The first floor is completed by a four piece family bathroom.

- OUTSTANDING DETACHED VILLA
- FAB DOUBLE GARAGE CONVERSION
- LARGE KITCHEN AND DINING AREA
- DINING ROOM WITH BAY WINDOW
- SPACIOUS LOUNGE WITH FRENCH DOORS
- FIVE BEDROOMS
- TWO BEDROOMS WITH EN SUITE
- LANDSCAPED REAR GARDEN
- MONOBLOCKED DRIVE WITH AMPLE CAR PARKING
- OUT BUILDING

### Viewing

Please contact our Pomphreys Properties Ltd Office on 01698373365 if you wish to arrange a viewing appointment for this property or require further information.



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## Floor Plan



## Area Map



## Energy Efficiency Graph



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