



RESIDENCE

1 Bankwood Biggar Road, Carnwath, ML11 8JT

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5 Bedrooms | 1 Public Rooms | 4 Bathrooms

1 Bankwood is a substantial and beautifully designed modern family home, built in 2021 and extending to approximately 255 sq m. Traditionally constructed and thoughtfully planned, the property offers generous, contemporary accommodation finished to a high standard throughout, with excellent flexibility for modern family living.

The heart of the home is a stunning open-plan kitchen, living and dining area, designed to work perfectly for both everyday family life and entertaining. The beautifully appointed kitchen features a large central island, induction hob with downdraught extractor, integrated appliances and excellent dining space, while the adjoining sitting area enjoys a striking vaulted ceiling, patio doors and an abundance of natural light.

A further substantial lounge/family room is accessed via double doors from the main living space and provides a wonderfully versatile reception area, ideal as a formal sitting room, family room or entertaining space.

The accommodation is generous and flexible, comprising four double bedrooms on the ground floor, including two bedrooms with stylish en-suite shower rooms, together with a beautifully appointed family bathroom featuring a spa bath and separate shower. The upper level provides a highly adaptable fifth bedroom, home office, studio or guest suite, complete with its own large en-suite, making it ideal for visiting family, teenagers or those working from home.

Practicality has been carefully considered throughout, with excellent storage, a spacious utility/boot room and modern energy-efficient features including an air source heat pump, underfloor heating to the ground floor and solar panels.

Externally, the property enjoys garden ground surrounding the house, offering space for outdoor seating, family use and enjoying the peaceful rural setting. The home combines countryside living with excellent accessibility, remaining within commuting distance of both Edinburgh and Glasgow.



2744.80 sq ft | EER = C



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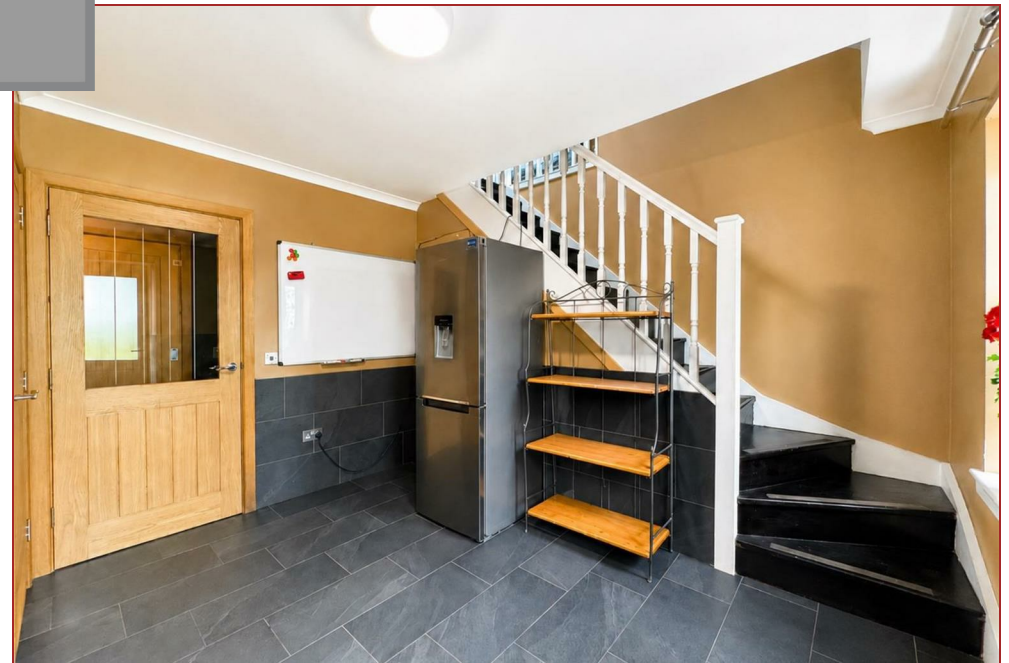


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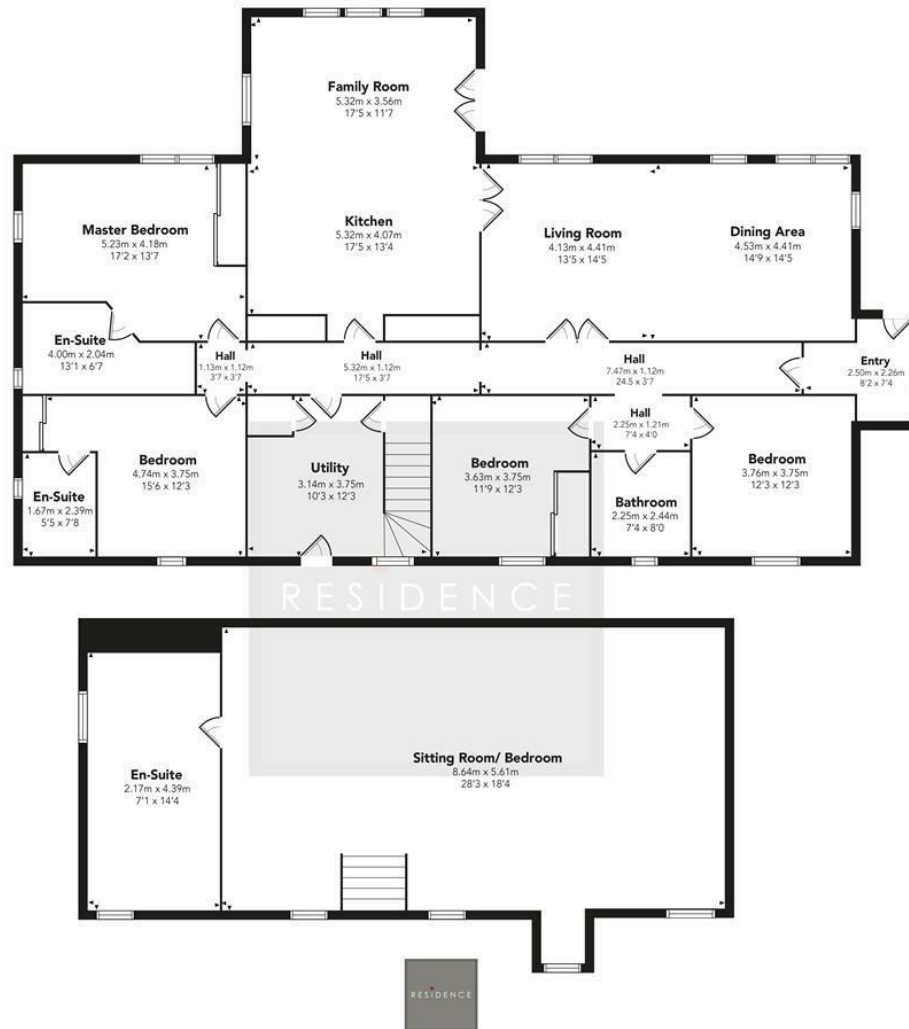




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Bankwood, Carnwath



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.