



RESIDENCE

53A Braxfield Road, , ML11 9BS

www.residenceestateagents.co.uk



Viewing by appointment with Residence Strathaven

T: 01357 572222 | E: strathaven@residenceestateagents.co.uk | A: 3 Bridge Street, Strathaven, ML10 6AN



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3 Bedrooms | 1 Public Rooms | 1 Bathrooms

Occupying a generous and private plot on the sought-after Braxfield Road, this deceptively spacious three-bedroom bungalow offers versatile and well-proportioned accommodation arranged entirely over one level. A substantial driveway provides ample off-road parking and leads to an impressive double garage.

The property enjoys an elevated position with an attractive outlook across the surrounding countryside to the front. To the rear lies an impressive and extensive garden, beautifully established with a variety of mature trees and planting, offering excellent potential for outdoor entertaining and further landscaping.

Internally, the property is accessed via an entrance vestibule, which opens into a generous central hallway providing access to the principal accommodation. The spacious, front-facing lounge enjoys a pleasant outlook, while the large kitchen/diner provides ample space for both cooking and dining and leads through to a rear vestibule and useful utility room.

The accommodation is completed by three generously proportioned double bedrooms, two of which are positioned to the front of the property, with the third overlooking the rear garden, together with a spacious family bathroom.

The Royal Burgh of Lanark offers an excellent range of local amenities, including modern schooling, a retail park, healthcare facilities and a variety of independent shops, together with Tesco, Morrisons and Lidl supermarkets. The town also benefits from a large leisure facility with a gym and swimming pool, while the renowned New Lanark World Heritage Site, Lanark Golf Club and Lanark Loch are all within easy reach.

Lanark is particularly well placed for commuters, with the town's railway station providing regular services to Glasgow, as well as convenient road links to the surrounding towns and wider Central Belt.



1345.49 sq ft | EER = E



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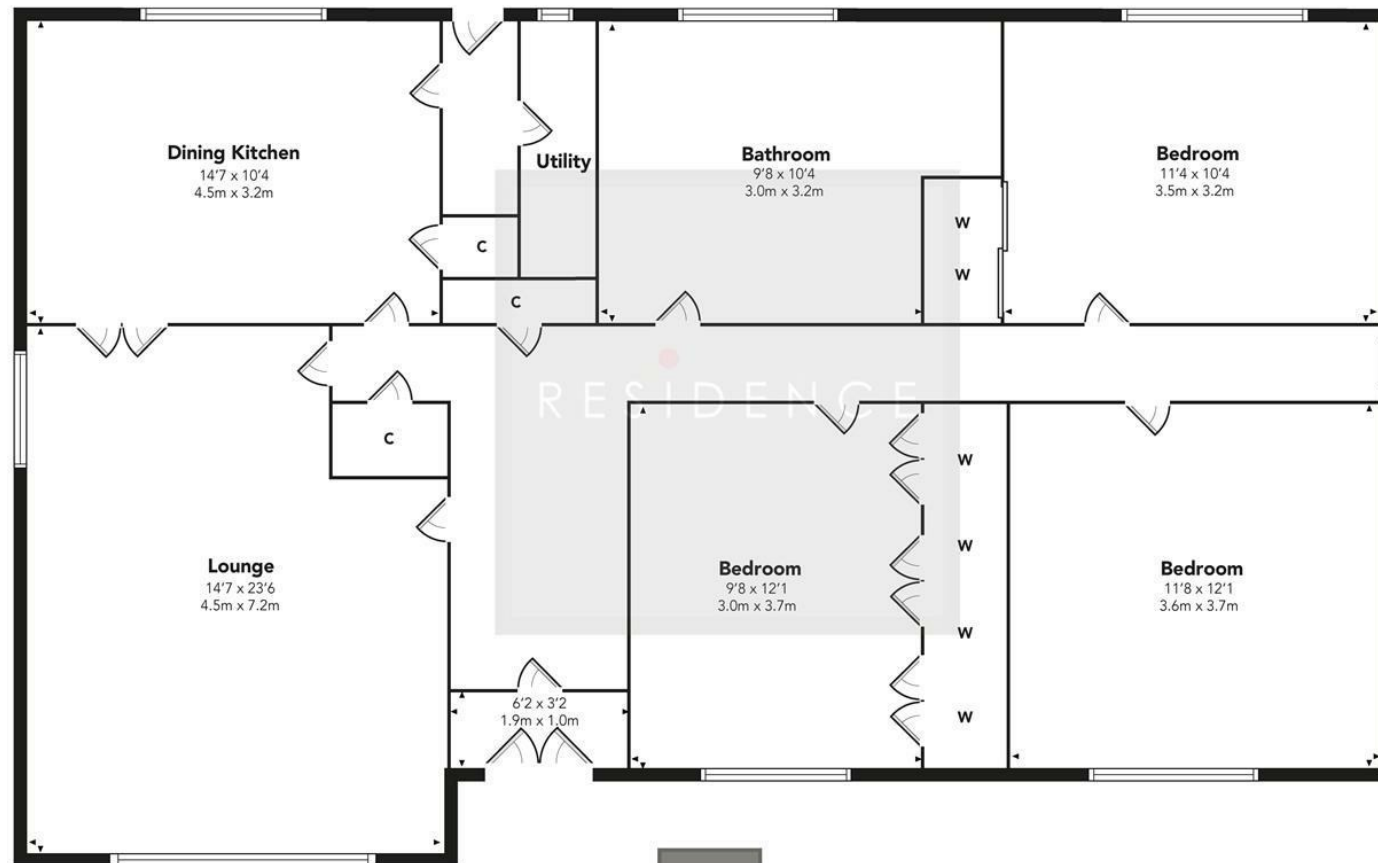


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Braxfield Road



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.