



62 Kirkfieldbank Road

Sandilands, Lanark

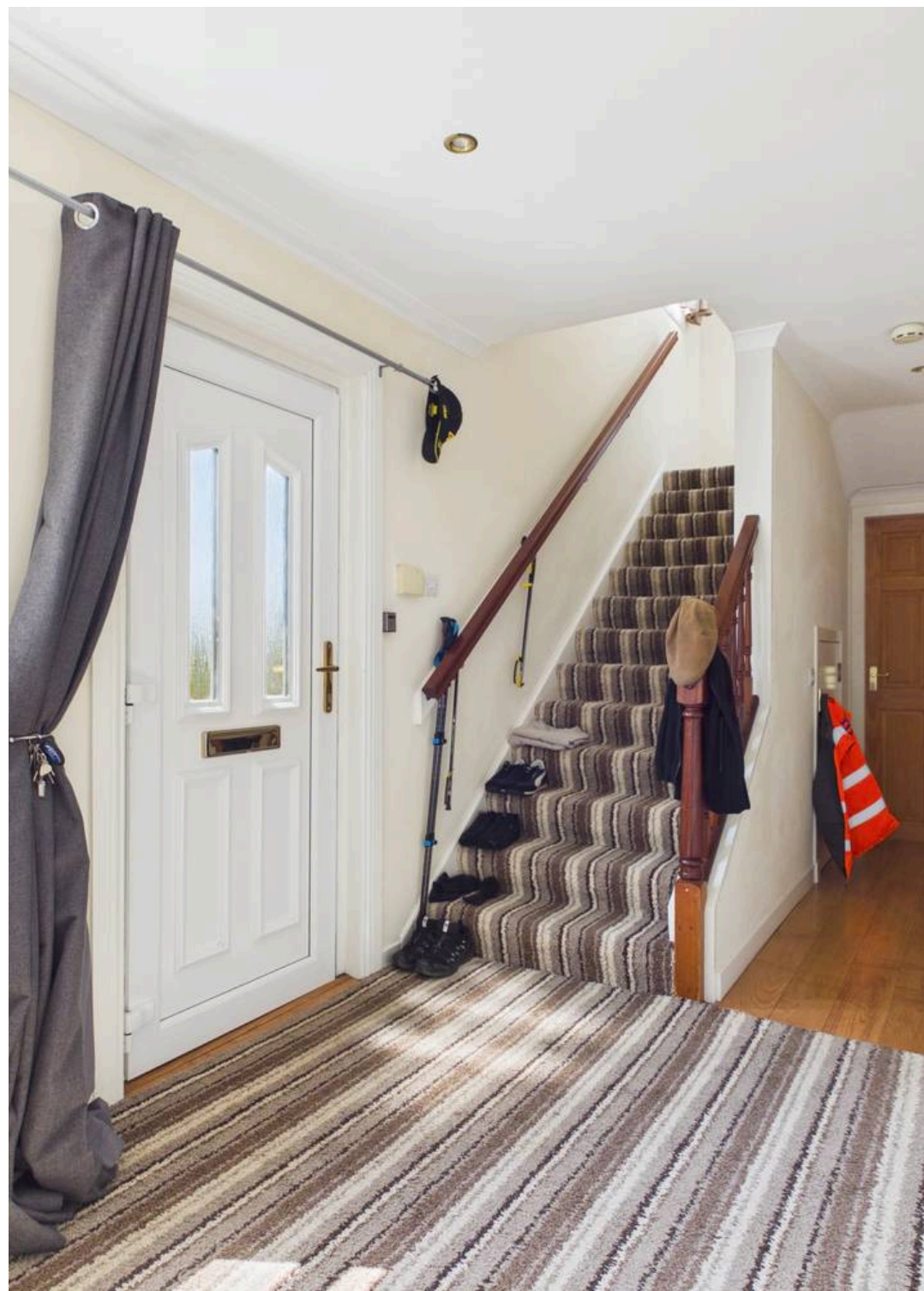
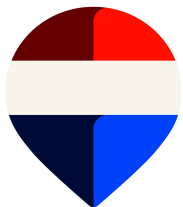
Offered to market is this deceptively spacious, three bedroom, semi-detached villa situated in the rural area of Sandilands, just a short drive from the historic market town of Lanark. The property benefits from fantastic open country views to both the front and rear aspects.

The accommodation is arranged over two floors with the ground floor comprising, spacious entrance hallway, lounge with open plan sunroom, fitted dining kitchen and two utility store rooms. The ground floor is completed by a family bathroom.

On the first floor a half-landing offers a W.C and there are three well-proportioned double bedrooms, one of which has a walk-in en-suite shower room. The attic has also been plaster boarded and carpeted and provides excellent storage.

Externally the property has well-kept gardens to the front and rear with open countryside views and a selection of timber outbuildings and a driveway to the front which provides ample off-street parking for several vehicles.

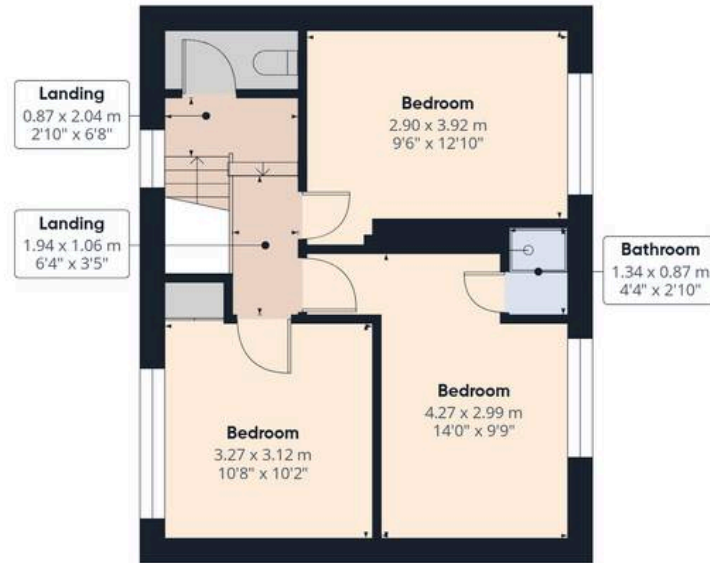
- Semi-Detached Villa
- Three Bedrooms
- Sunroom
- Floored Attic
- Front and Rear Gardens
- Open Countryside Views







Floor 0



Floor 1



Floor 2



Approximate total area⁽¹⁾

134.2 m²

1443 ft²

Reduced headroom

7 m²

76 ft²

(1) Excluding balconies and terraces

Reduced headroom

----- Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



REMAX Clydesdale

Remax, 2 High Street - ML11 7EX

01555 666990

lanark@remax-scotland.homes

www.remax-scotland.homes/estate-agents/clydesdale

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