





# 7 Shields Loan

## Lanark

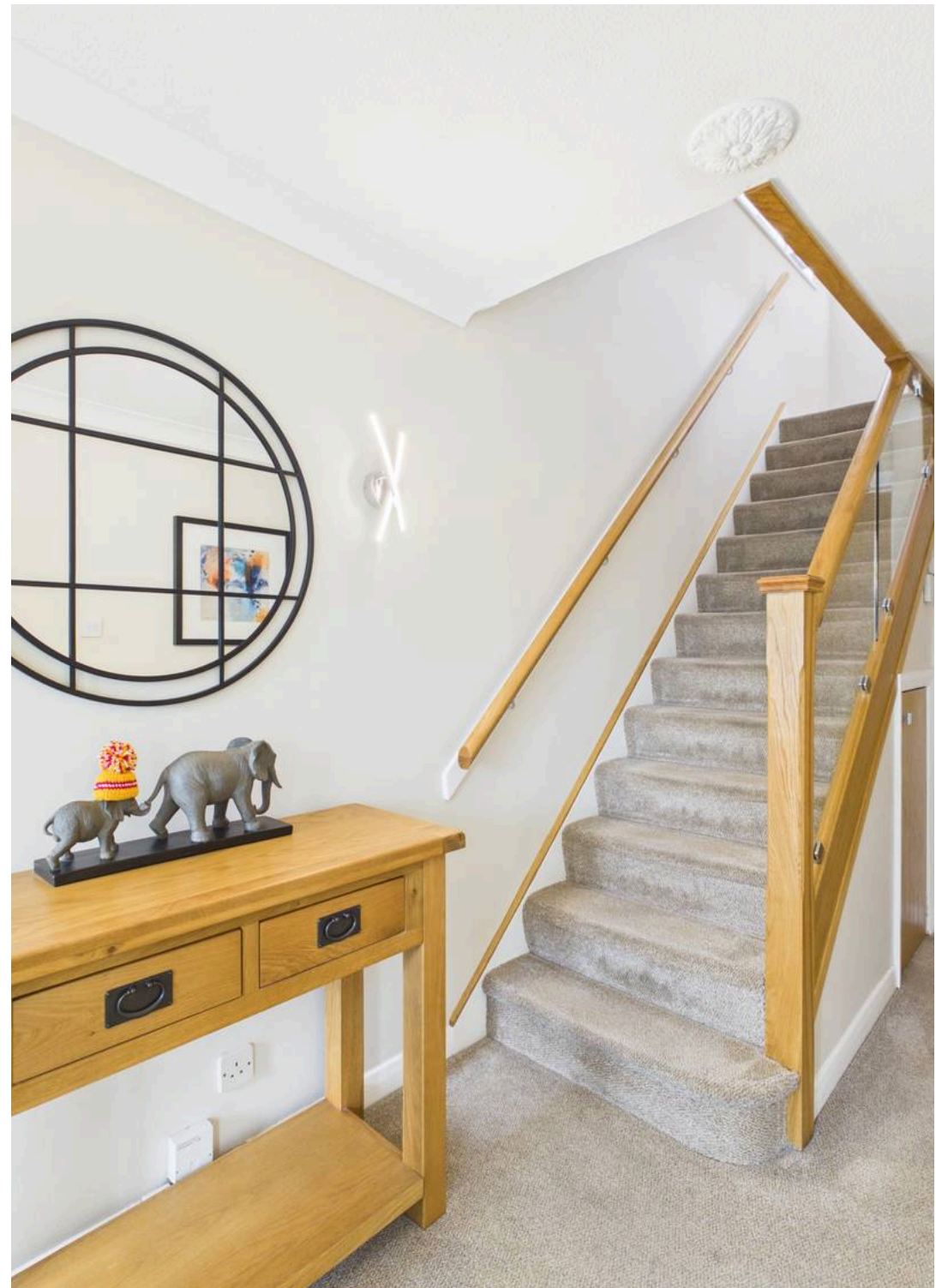
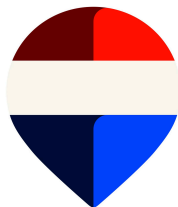
Situated at the end of a cul-de-sac in a popular residential location within the market town of Lanark, 7 Shields Loan is a beautifully presented and significantly extended family home.

The property is entered from the front through an entrance vestibule into a spacious and welcoming entrance hallway which gives access to the homes principal ground floor accommodation. The lounge is generous in size with a large bay window to the front and a living flame gas fire provides an attractive focal point to the room. Access can be gained from here to a second public room with patio doors to the garden and large dining room to the rear which in turn leads through to the ground floor family bathroom which has a suite comprising, W.C, wash hand basin and bath. The dining room also gives access to a sunroom at the rear which offers excellent storage. The ground floor is completed by a stylish kitchen which has a wide range of base and wall mounted storage and quality integrated appliances. This room also gives access to the sunroom at the rear.

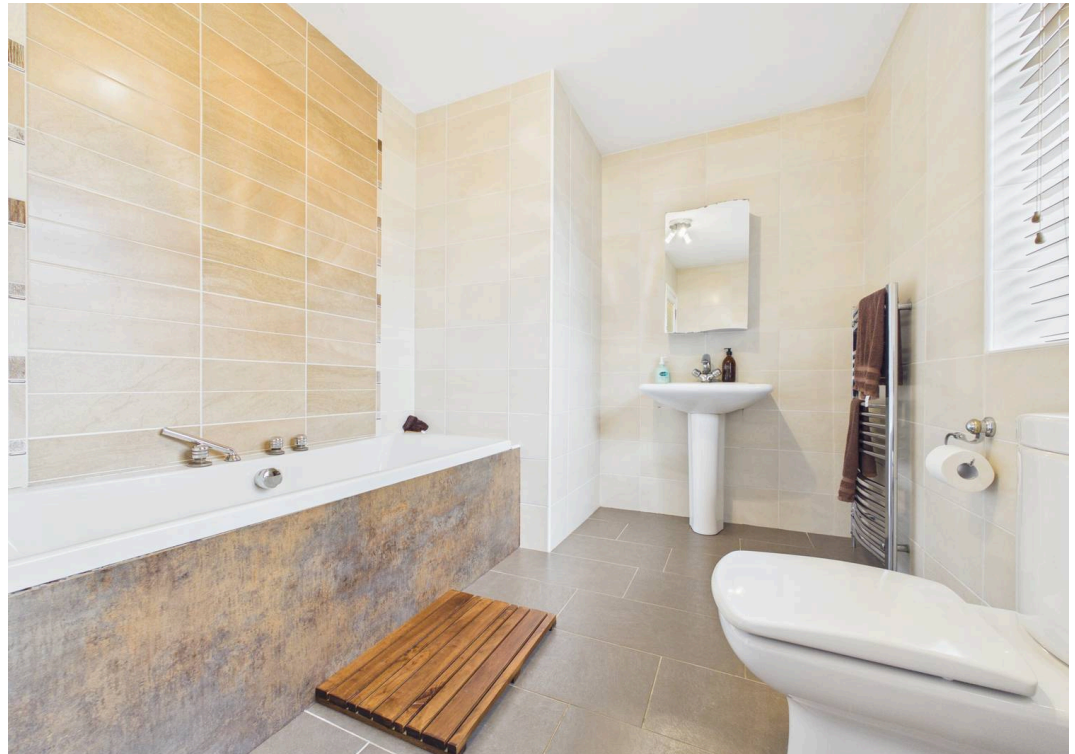
On the first floor there is a modern and stylish shower room and three bedrooms.

Externally the garden has been subject of recent landscaping creating a wonderful outdoor space from which to relax or entertain. This area is split between beautifully well-tended lawn and paved patio/BBQ area. A garage at the rear also provides additional storage or parking along with the driveway to the side.

- Beautifully presented detached house
- Two public Rooms
- Three Bedrooms
- Popular residential location
- Single Garage
- Recently landscaped rear garden











Floor 0

Approximate total area<sup>(1)</sup>

119.9 m<sup>2</sup>

1293 ft<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

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

GIRAFFE360





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