



OFFERS OVER

£425,000

Wetlea Park
Lanark, ML11 0GN

PROPERTY SUMMARY

Nicely positioned within a small, exclusive development on the periphery of the rural village of Boghead with stunning views across open countryside all the way to Tinto Hill is this exceptional, modern, detached, four-bedroom, family home. Finished to an exacting standard throughout and immaculately maintained by the current owners, this incredible home exudes quality both inside and out. With spacious and versatile accommodation over two levels the thoughtfully designed layout is conducive with modern, family living.

The bright and well-appointed accommodation comprises; entrance vestibule, broad and welcoming reception hallway with under-stair storage, two-piece cloaks/wc, utility/laundry room with access to double, integral garage, show-stopping dining size kitchen with central island, and quality integrated appliances, generous lounge with patio doors leading to pleasant patio area ideal for outdoor entertaining, luxurious master suite with sliding door to patio, dressing area, walk-in closet, and four-piece en-suite with free-standing bathtub, and useful storage.

Accessed via an attractive half turned staircase is the light and airy galleried landing. To the rear of the first floor are two well-proportioned bedrooms, and to the front is a substantial apartment with incredible views; flexible in its use,

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This Floorplan Is Intended To Give An Indication Of The Layout Only.



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OFFICE DETAILS
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LOCAL AUTHORITY

South Lanarkshire

TENURE

Freehold

COUNCIL TAX BAND

F

VIEWINGS

By prior appointment only

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(82 plus) A			
(81-91) B			
(69-80) C		78	82
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
Scotland		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements