



Bungalow - Detached (EPC Rating: )

# KARLIX COTTAGE, AUCHTYGEMMEL FARM AUCHENHEATH, LANARK, ML11 9XH

Offers over

## £532,795

### FEATURES

- \*\* Detached house \*\*
- 4 spacious bedrooms
- Private driveway
- Viewing recommended
- Rural Setting
- 3 modern bathrooms
- Open-plan kitchen
- Planning in place for extension please see floorplan



**SWEET  
HOME**

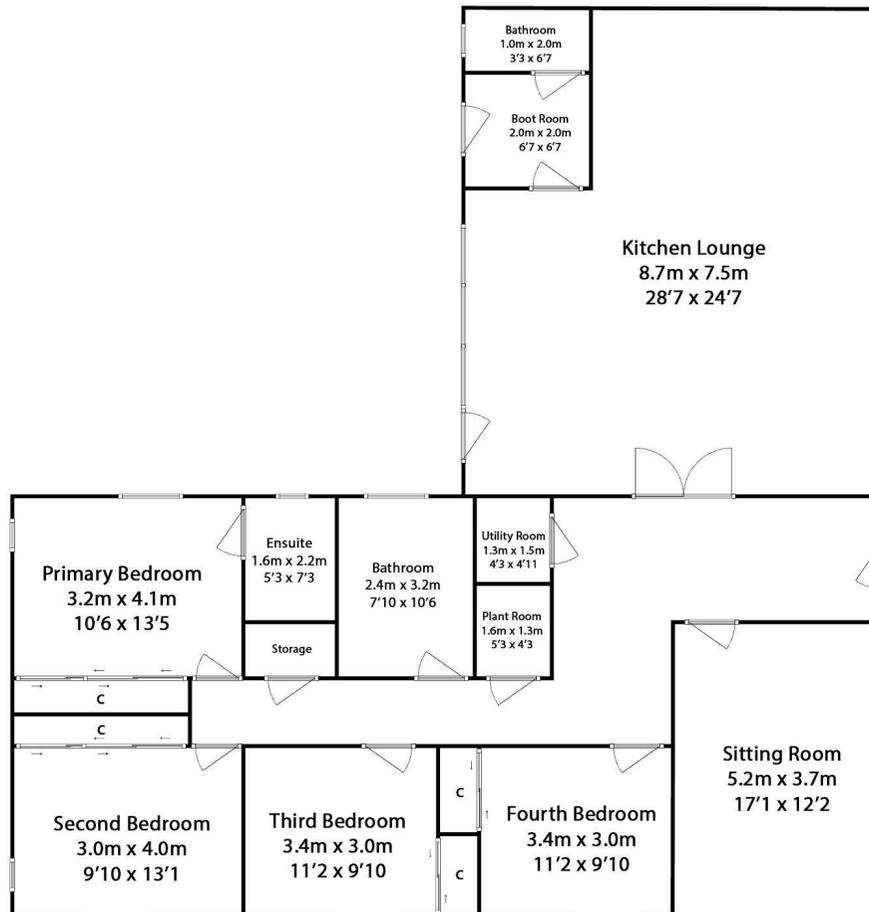


# 4 Bedroom Bungalow - Detached located in Lanark

Caroline Morrison of Sweet Home Scotland, is proud to bring to the market Karlix Cottage, a stunning Detached Bungalow in Auchenheath Farm, Lanark, which offers a perfect blend of comfort and convenience. The property is situated in a serene setting, surrounded by picturesque countryside, making it an ideal retreat for those seeking a peaceful lifestyle while still being within easy reach of local amenities.

An Individually built detached Bungalow and finished to an excellent standard throughout, and features the following accommodation, Bright and spacious open plan kitchen with dining space and family room with bi-fold doors leading to the rear deck, Cloak room, WC, Impressive main sitting room with full height feature windows and vaulted ceiling; 4 generous bedrooms all with fitted wardrobes; ensuite shower room; family bathroom.

Further features include battery Solar panels; Upgraded Air Source Heat pump, central heating, security cameras, alarm, double glazing, log burner and much more. Externally a sizeable, elevated plot, with ample parking for several cars, rear decking, Garage and country views.



Call us on

**01236 677500**

[sales@sweet-home.co.uk](mailto:sales@sweet-home.co.uk)

<https://sweet-home.co.uk/>

**Council Tax Band**

**F**

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
<b>Scotland</b>		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 are advised to recheck the measurements.

