



RESIDENCE

12 Willow Place, Lanark, ML11 9FY

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RESIDENCE





4 Bedrooms | 2 Public Rooms | 3 Bathrooms

A beautifully presented four-bedroom detached villa, enjoying an attractive cul-de-sac position within the popular Heather Lea development in the historic market town of Lanark.

Built by Redrow Homes in the sought-after "Parrot" style, this impressive property offers spacious, modern accommodation ideally suited to family living, complemented by an integral garage, driveway and generous enclosed rear garden.

The accommodation is thoughtfully arranged over two levels. On the ground floor, the welcoming entrance hallway provides access to a convenient WC and a spacious front-facing lounge. French doors lead from the lounge into the dining room, creating an excellent space for both everyday family life and entertaining, while patio doors open directly onto the rear garden.

The modern fitted kitchen features a good range of base and wall-mounted units together with integrated appliances. A separate utility room provides additional practical space and also offers direct access to the integral garage.

Upstairs, the property offers four well-proportioned bedrooms, with the principal bedroom benefiting from its own en-suite shower room. A stylish family bathroom completes the first-floor accommodation.

Externally, the property is complemented by well-maintained gardens. To the front, a private driveway provides off-street parking and access to the integral garage. The generous rear garden is fully enclosed and predominantly laid to lawn, providing an excellent outdoor space for children, entertaining or simply relaxing.

With its desirable cul-de-sac setting, spacious accommodation and modern family-friendly layout, this attractive detached villa is sure to appeal to a wide range of buyers.



1345.49 sq ft | EER = C



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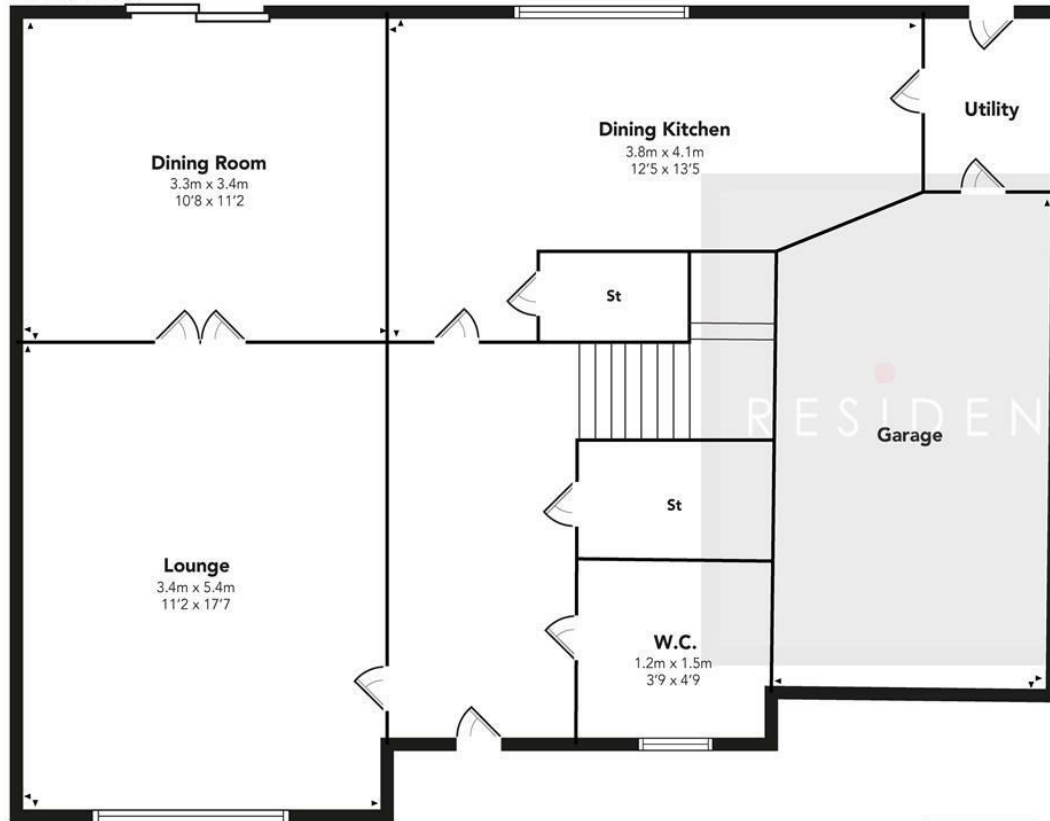


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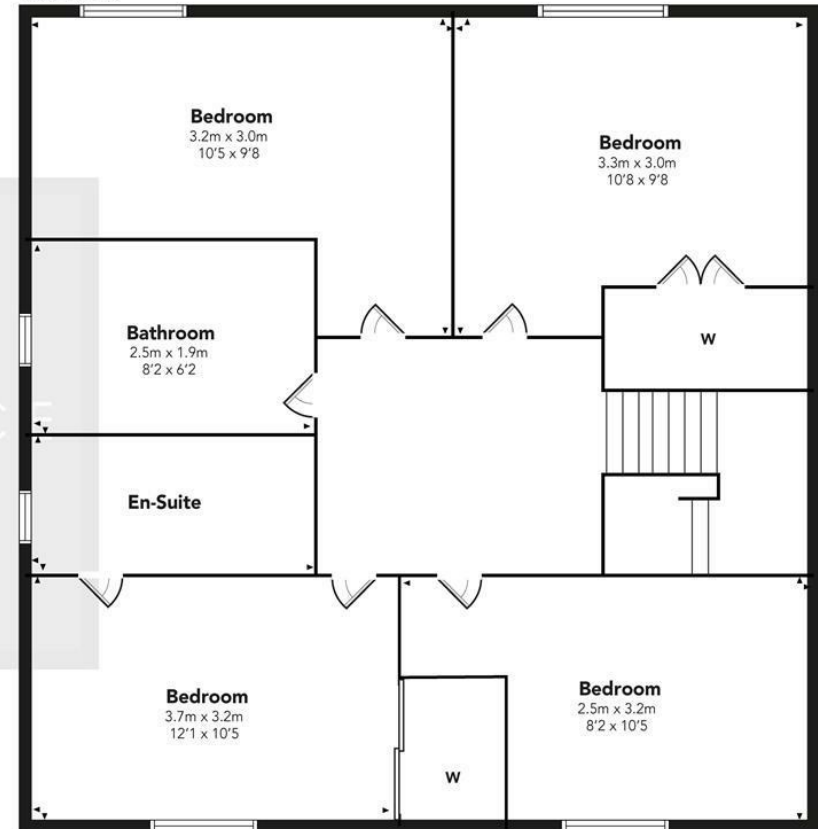


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GROUND FLOOR



FIRST FLOOR



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.