





# LANARK

*South Lanarkshire*

The Royal Burgh of Lanark is steeped in history and has all the required facilities and amenities, including newly built grammar school, historic eighteen-hole golf course and Lanark Loch, good access to the Scottish Borders and the Clyde valley, providing excellent walks for the outdoor enthusiast including Tinto Hill and the Falls of Clyde.

Lanark is much favoured particularly for those requiring good transport links and easy access to Glasgow and Edinburgh, rural yet not isolated feel and value for money.

Edinburgh City Bypass is only a thirty-minute drive away, giving good access to East Central Scotland. The M74 is only a twenty-minute journey giving good access to Glasgow and the West of Scotland. In all, this property is ideally situated for the commuter to either Edinburgh or Glasgow.





# 14

## Portland Place

This detached family home has been methodically and beautifully refurbished by the current owner and offers spacious and flexible living accommodations throughout whilst the retaining that homely feel we all crave after a day at work. This property beautifully marries the traditional features with modern family living with enviable proportions. Full planning consent is also granted for a two-storey extension at one side should you need some additional space.

The property sits at the end of the prestigious lane in an enviable location in Lanark, meaning no through traffic and also walking distance to the town centre.

Upon entry to this home you will immediately be taken with the double door entrance and the grand stairway which greets you. To the left, you will find





*Portland Place*

a formal lounge which is flooded with natural light from the large windows to the front of the property. This is a large room with an abundance of traditional features spacious enough for an array of furniture configurations. Next to the lounge is a large double bedroom with large windows. Through to the heart of the home which is a large open plan breakfasting kitchen and family lounge with wood burning fireplace. The modern kitchen has underfloor heating and is a beautiful juxtaposition within this traditional home, with high gloss floor and wall units, an island with feature extractor fan and breakfast bar and a large pantry cupboard. The family lounge is a great size with storage and plenty of floor space. Formal dining is also offered with a dining room comfortably seating 6-8 people with patio doors out to the rear gardens. On the ground floor, you also have a utility space, office and a WC.

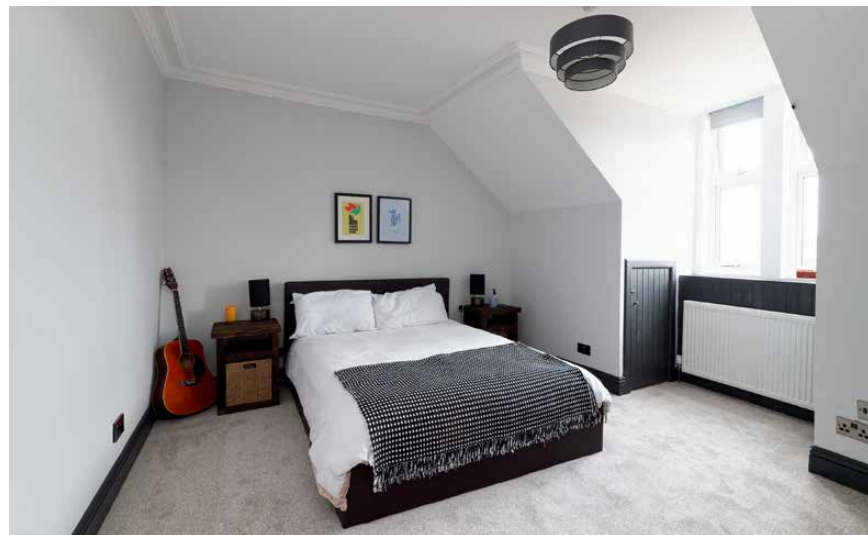
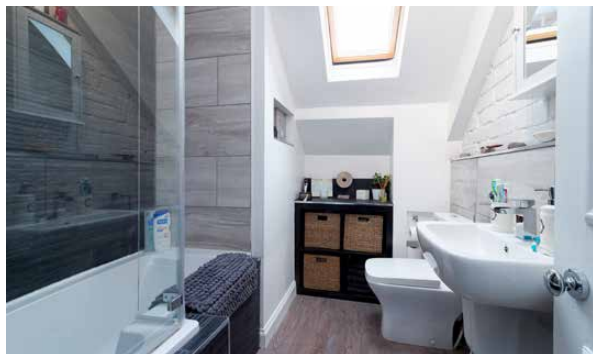
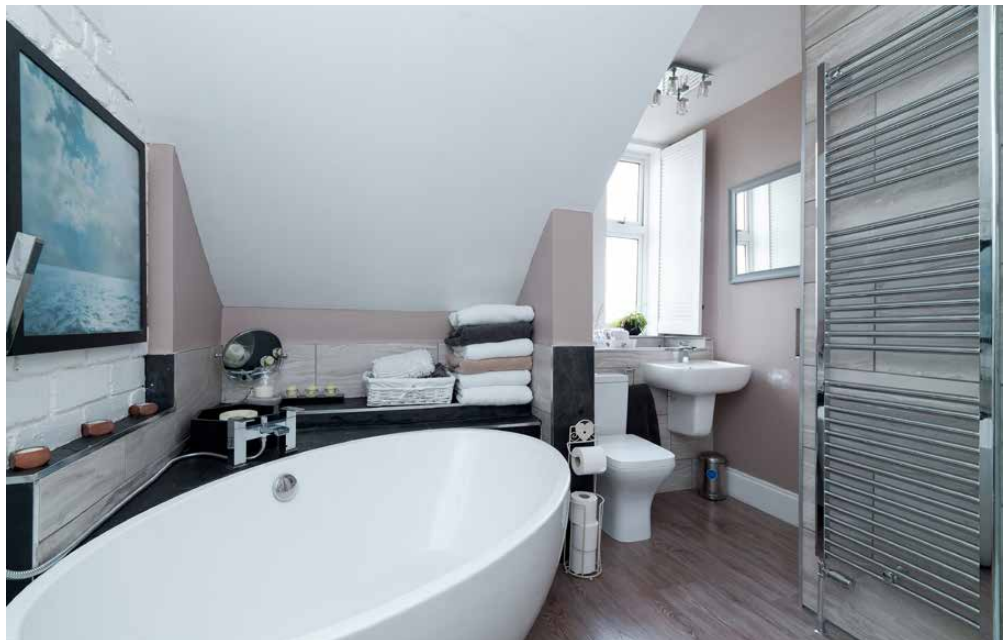
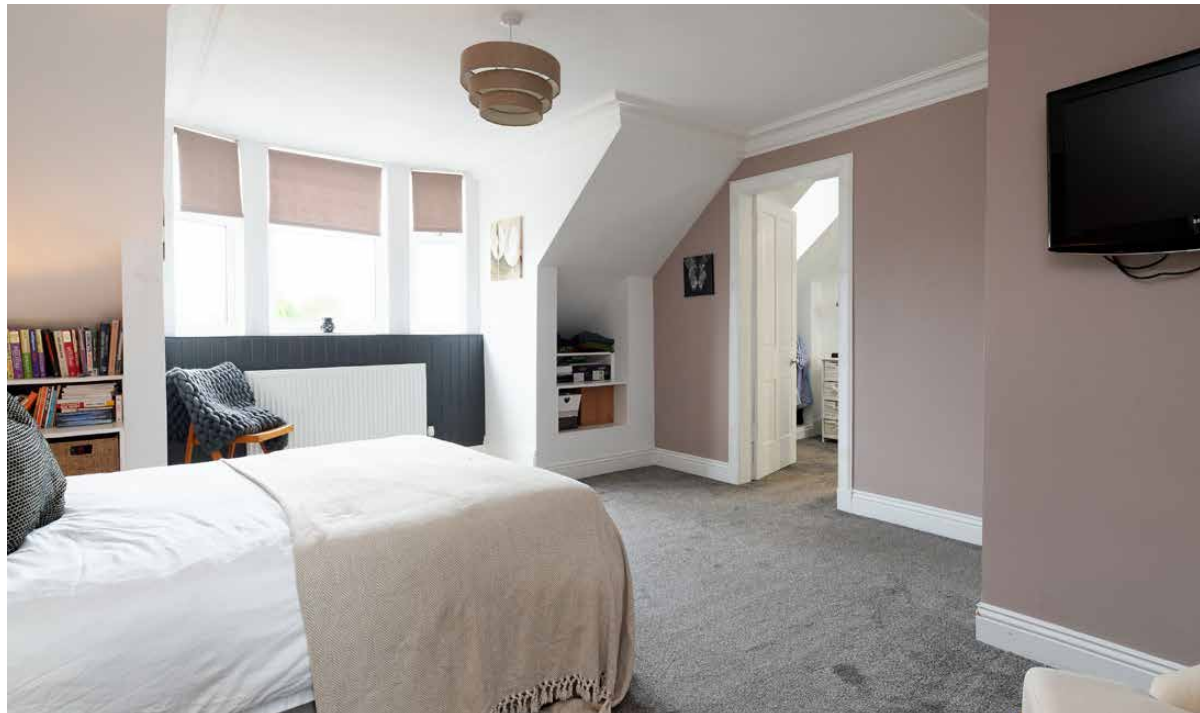




*Portland Place*

Upstairs the grand traditional hallway offers access to 3 large double bedrooms and the family bathroom. The master bedroom boast an en-suite with shower over the bath, there is also a dressing area within this room and a feature has been made of the bay window. The other two rooms are spacious and like the master are fit for an array of furniture configurations. The family bathroom is four-piece boasting a modern free-standing bath.

Throughout the interior of this home, it is evident that the greatest attention has been paid to the specification. The colour palette is neutral throughout with a range of textures evident in the materials used with the same plush grey carpet newly fitted throughout. In immaculate condition throughout this is a property which should be seen to be appreciated.

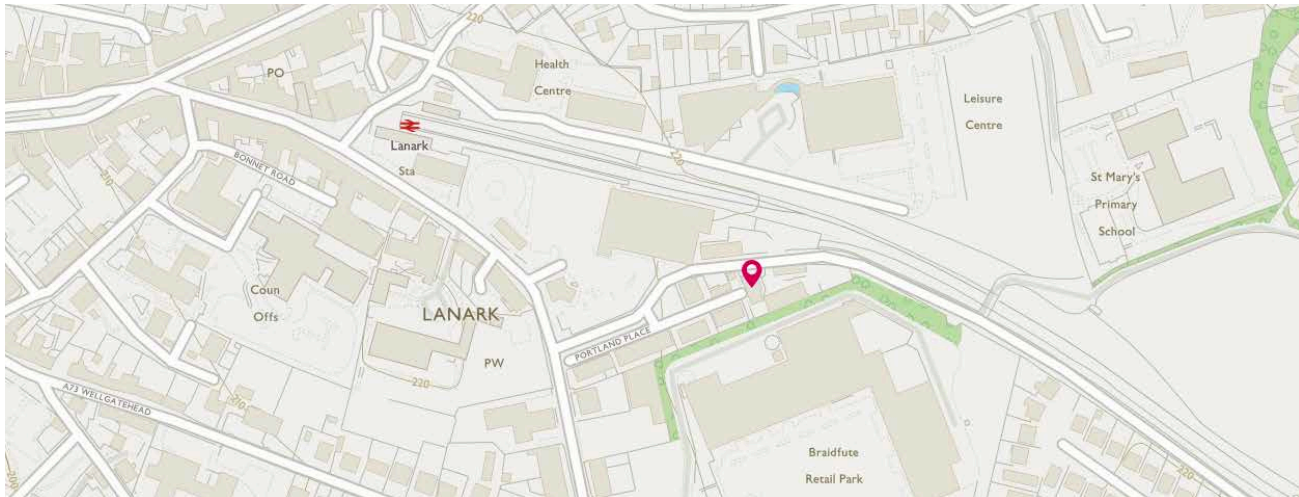




Portland Place

Externally the property has a driveway to the front and the side from a different entrance, low maintenance gardens to the front and to the rear. The garden to the rear has Astro grass, with decking and a bespoke seating area. The perimeter is double fenced for privacy and security. The driveway at the side of the property has an outbuilding which the owner has cleverly renovated into a studio/office/ workspace for those now looking to work from home and may wish or require a private entrance away from the main residence. This would also serve as an entrance for the area which could be extended with the planning permission which is in place.

This property offers the new owner a wealth of options regarding development and working from home as well as a brand new interior within the family home.



# DETAILS

## Floor Plan, Dimensions & Map

Approximate Dimensions  
(Taken from the widest point)

### GROUND FLOOR

Sitting Room	4.50m (14'9") x 4.30m (14'1")
Lounge	4.30m (14'1") x 4.30m (14'1")
Kitchen	4.30m (14'1") x 3.46m (11'4")
Dining Room	3.00m (9'10") x 2.90m (9'6")
Bedroom 4	4.30m (14'1") x 3.10m (10'2")
Utility	1.80m (5'11") x 1.50m (4'11")
Study	2.90m (9'6") x 2.40m (7'10")
Pantry	2.40m (7'10") x 1.10m (3'8")
WC	1.60m (5'3") x 1.50m (4'11")

### FIRST FLOOR

Bedroom 1	4.30m (14'1") x 4.20m (13'9")
Bedroom 2	4.30m (14'1") x 3.20m (10'6")
Bedroom 3	4.30m (14'1") x 3.20m (10'6")
Bathroom	2.84m (9'4") x 1.48m (4'10")
En-suite	2.60m (8'6") x 1.90m (6'3")

Gross internal floor area (m²): 200m²  
EPC Rating: C





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