

# 30 Bloomgate

LANARK, SOUTH LANARKSHIRE, ML11 9ET



THIS PROPERTY IS SUBJECT TO A  
BUYERS PREMIUM



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We are delighted to offer to the market this substantial and captivating 5 bed period townhouse, a completely unique home that has a fantastic provenance stretching back over 200 years. This truly unique property has even seen life as a village shop and even a dentist surgery in days gone by. Its early origins are lost somewhere in the mists of time, evidently, someone of local significance lived here and it carries with it a wealth of charm and character that is impossible for newer build properties to replicate.

One of the real benefits of the property is evident in its incredible space along with it's great condition, it offers a truly great place for any family to enjoy. Beautifully nestled in the popular market town of Lanark which is well known for it's strong sense of community living, it offers a more peaceful pace of village life that's very hard to find these days. Given the accommodation on offer, we believe this property represents excellent value for money, especially for any family who may be seeking a larger home in a quieter more relaxed countryside location but still with great transport links for easy commuting. In total the property offers 5 bedrooms, 3 bathrooms, 3 reception rooms, a dining room, dining kitchen, double garage, sun house, greenhouse and large secure gardens.

In more detail, the accommodation consists of an attractive double pillared entrance leading to a bright vestibule and cloakroom area. The large hallway gives a sense of space and hints at the spacious accommodation that awaits. The formal dining room is flooded with light from the tall Georgian-style windows, it's a beautiful room which is just perfect for dining and entertaining friends and family.





The first reception room contains a log burner, making it very cosy and snug. The second reception room is spacious and could also serve as a bedroom or a home office.



The dining kitchen is finished in a great range of wood units with a large range cooker. It will prove to be the hub of the home around mealtimes. The utility room offers space for the washing machine and it will cater nicely with the laundry requirements of any large family.



The formal lounge is very grand, from the ceiling cornice work to the paneling around the windows, it will be a great space to get the family together.

Given the size of the room there are a plethora of furniture layout options available.





The five bedrooms have to be experienced, they are all a great size and have tall ceilings and ample space for freestanding furniture. Bedroom 3 is en-suite and contains an electric shower over the bath. The tiled family bathroom is bright and spacious, finished in a white suite with a standalone shower enclosure with a mains shower and a roll-top bath. The second bathroom is also tiled and has an electric shower over the bath. There are also ample cupboard spaces throughout the home. The property further benefits from a loft area that adds great extra storage space when required and could perhaps even offer attic development space if required subject to planning approval.



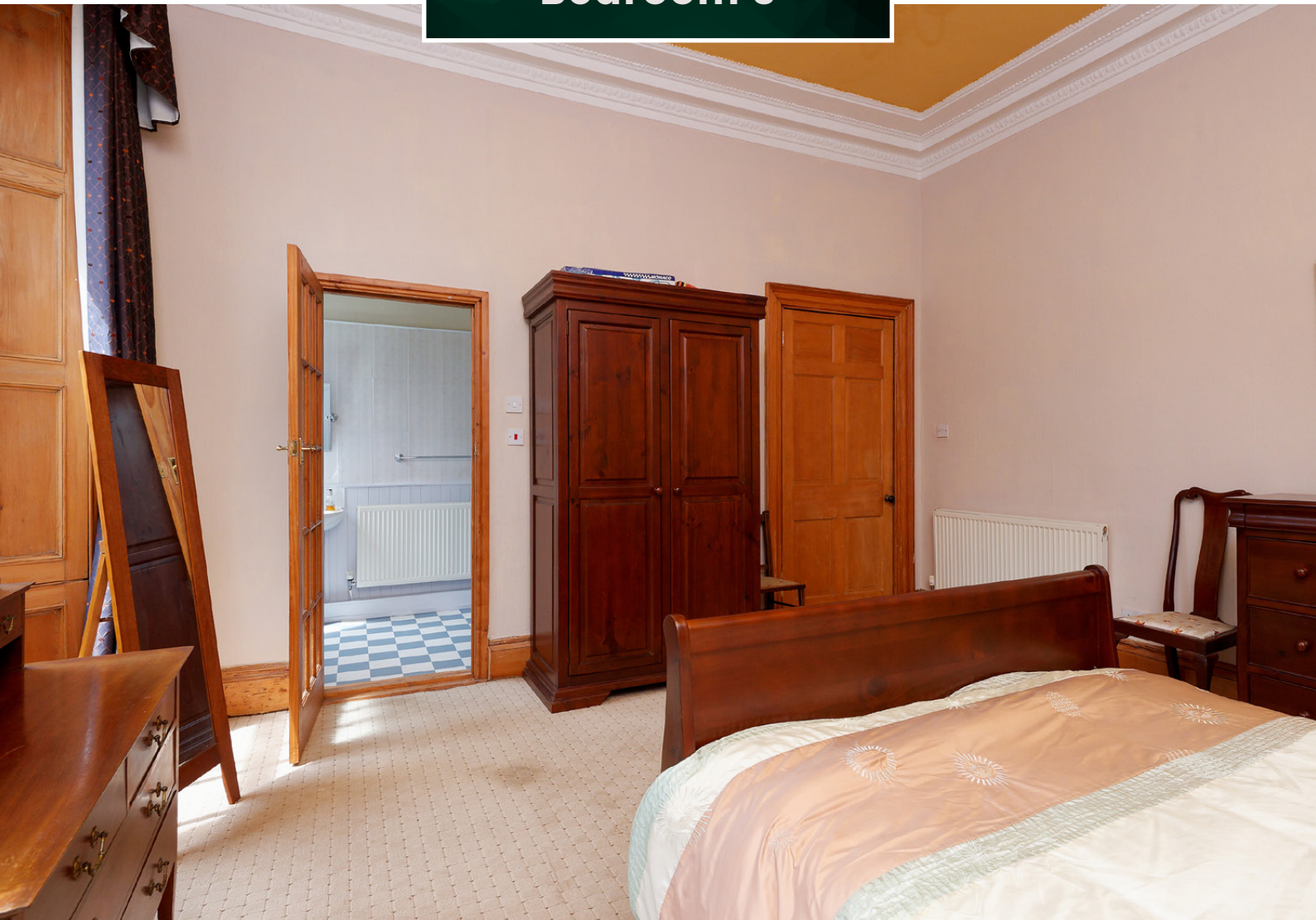




## The Bedrooms



**Bedroom 3**





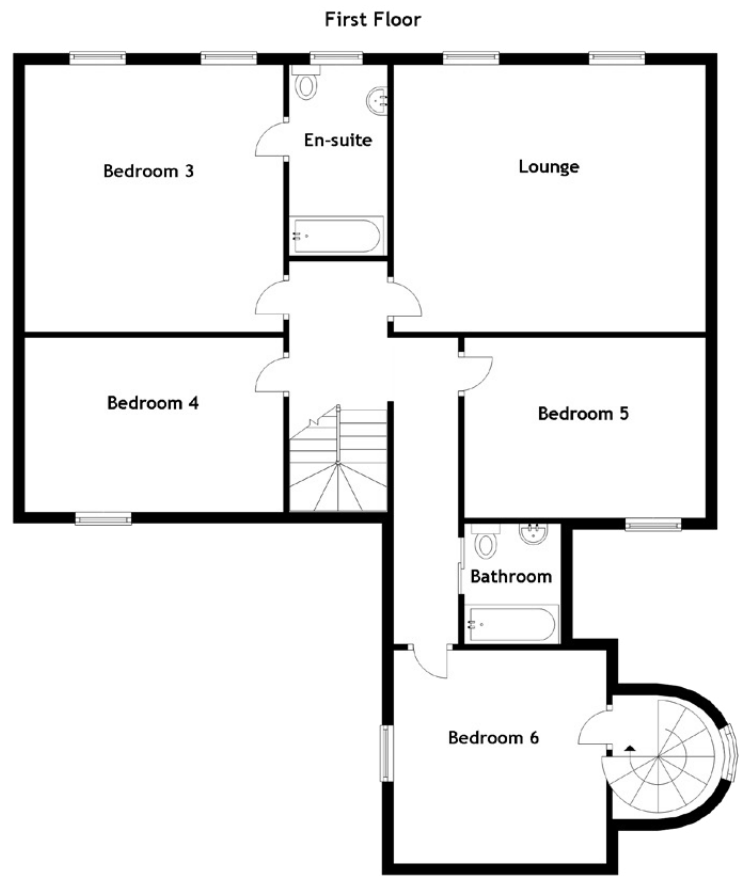
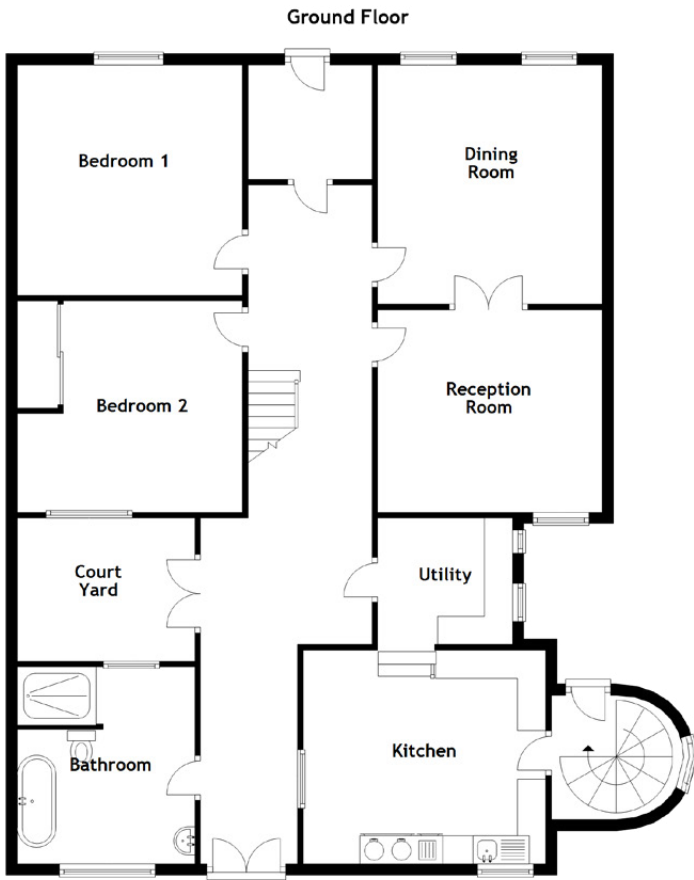


**Bedroom 6**









### Approximate Dimensions

(Taken from the widest point)

Dining Room	4.25m (13'11") x 4.00m (13'1")	En-suite	3.40m (11'2") x 1.75m (5'9")
Reception Room	4.00m (13'1") x 3.60m (11'10")	Bedroom 4	4.60m (15'1") x 3.10m (10'2")
Kitchen	4.31m (14'2") x 3.80m (12'6")	Bedroom 5	4.30m (14'1") x 3.21m (10'6")
Bedroom 1	4.10m (13'5") x 4.00m (13'1")	Bedroom 6	3.80m (12'6") x 3.79m (12'5")
Bedroom 2	4.00m (13'1") x 3.76m (12'4")	Bathroom	2.15m (7') x 1.72m (5'8")
Utility	2.40m (7'10") x 2.25m (7'5")	Gross internal floor area (m <sup>2</sup> ):	263m <sup>2</sup>
Bathroom	3.50m (11'6") x 3.15m (10'4")	EPC Rating:	E
Lounge	5.56m (18'3") x 4.75m (15'7")	Buyer's Premium Value:	£3000
Bedroom 3	4.75m (15'7") x 4.60m (15'1")		



The generous garden space is very well kept and offers a great place to relax and unwind. It also contains a greenhouse and a sunhouse. Parking is adjacent to the rear of the property and there's a double garage for those who like to tinker with a hobby. If required the garage could be converted to a home/garden office (subject to planning approval).

The space in this home is quite exceptional and given the charm, character and walk-in accommodation on offer, the friendly close-knit community, the stunning surrounding countryside and the relatively short commute to the larger towns, this is sure to be a popular listing, early viewing is strongly advised.







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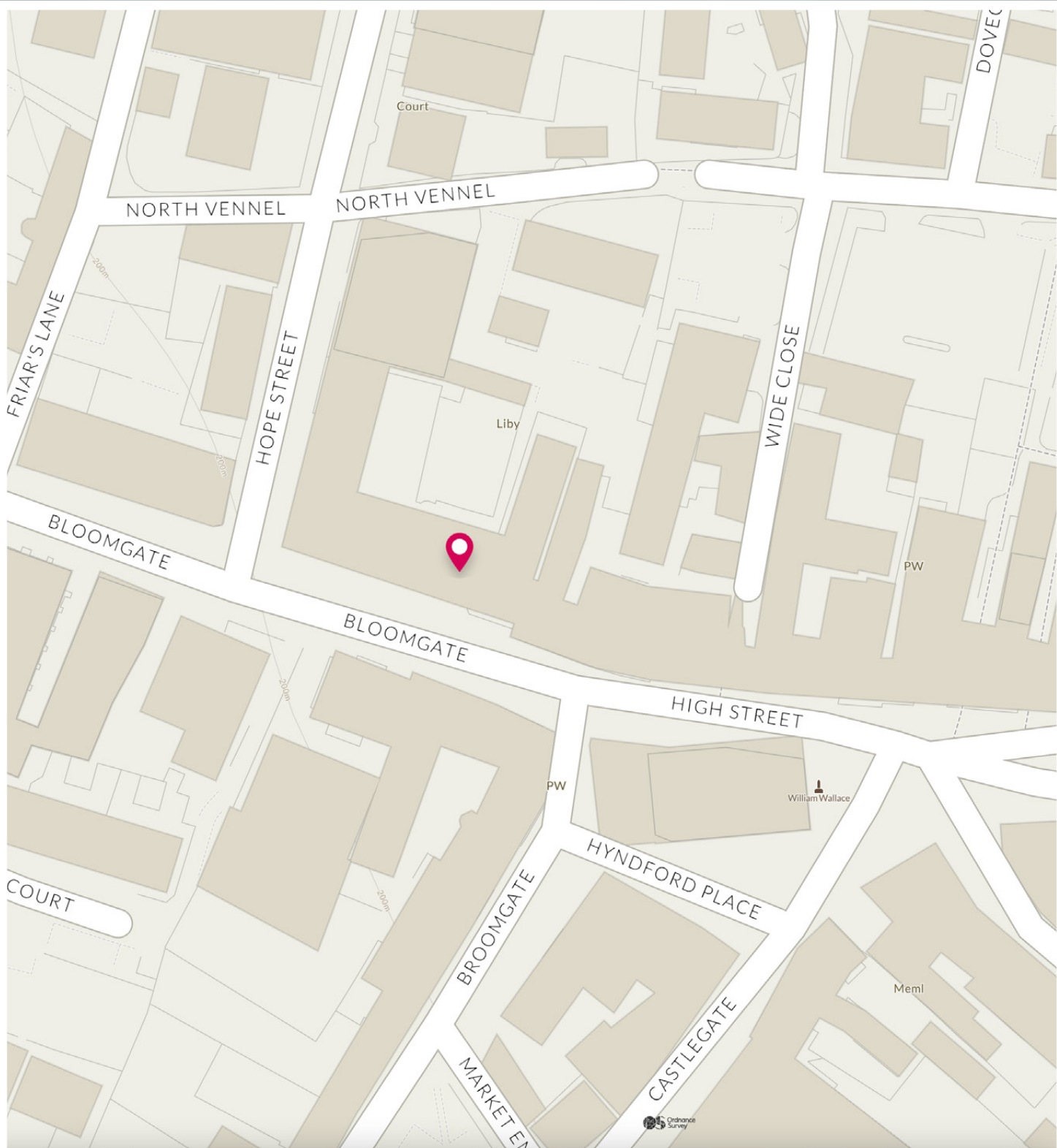
The Royal Burgh of Lanark is a charming market town steeped in history and has all the required facilities and amenities necessary for modern living, including a modern build grammar school. The town benefits from a variety of local businesses – including a post office, banks, beauty salon, hairdressing salons, florist, gift shop, café/deli, pharmacy, opticians, vets, medical surgery and dentist. There's good access to the Scottish Borders and the Clyde valley, providing excellent walks for outdoor enthusiast's including Tinto Hill, The Falls of Clyde, Lanark Loch and there's also a historic eighteen-hole golf course.

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.

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## The Location



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