



## 11 Elmbank Drive, Douglas, Lanark, ML11 0QR

Spacious & Well-Presented, Two-Bedroom, Semi-Detached Bungalow with Garden & Driveway

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# Property Description

Spacious and well-presented, two-bedroom, semi-detached bungalow, with a private garden and driveway. Located in a quiet and desirable area, in Douglas, Lanark, South Lanarkshire.

Comprises an entrance hall, living room, kitchen, two double bedrooms, and a shower room.

Highlights include a modern kitchen and shower suite; and good storage provision, including built-in bedroom wardrobes. In addition, there is electric combination heating, double-glazing and multiple TV points.

Externally the property benefits from a rear garden including a lawn, a patio, a gravelled patio, and a store shed; as well as a raised lawn, overlooking the countryside.

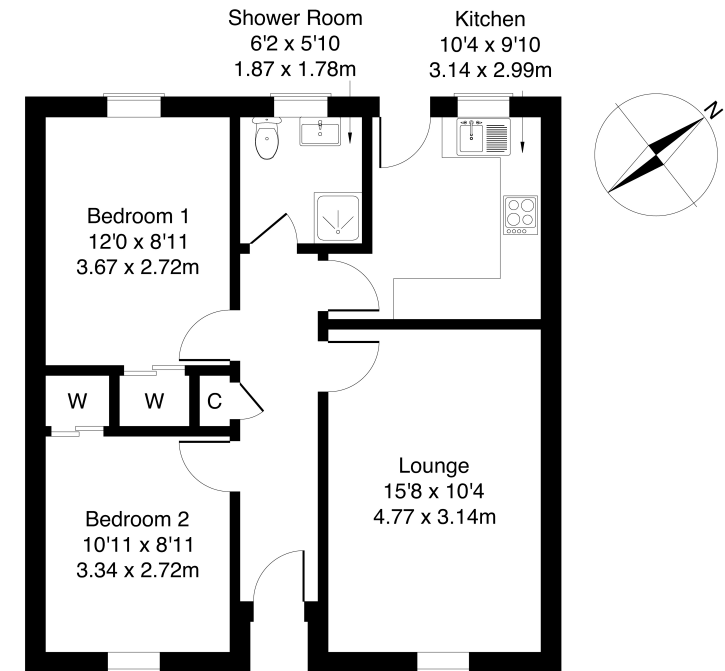
A welcoming entrance hall affords access throughout the property and features a convenient storage cupboard and carpeted flooring. Set to the front, with twin windows allowing plentiful natural light, a spacious living room features wood effect flooring and a wood-burning stove. With a door leading to the rear garden, a good-sized kitchen is fitted with modern units, stone-effect worktops with matching upstands, a metro-tiled surround, a sink with a drainer, and an integrated hob, oven and fridge/freezer.

Two double bedrooms are set to opposite aspects, similarly well-sized, including carpeted flooring and built-in wardrobes with mirror sliding doors. Completing the accommodation, a stylish shower suite includes a rainfall showerhead, tiled splash walls and wood-effect flooring.



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Approximate Gross Internal Area: (614 sq ft - 57 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

# Area Description

Located on the south bank of the Douglas Water and on the A70 road that links further connections, Douglas is a village in South Lanarkshire, around 12 miles southwest of Lanark and 30 miles south of Glasgow city centre. Home to Douglas Castle and extensive green space, with rolling hills and moorland, perfect for outdoor recreation, the town also

offers all the amenities expected of a town of its size, including a local grocery store, eateries, cafes, and its own primary school and medical clinic. With easy access to the M74, as well as local bus services, the neighbouring towns of Douglas offer further amenities throughout, with the larger towns of Lanark and Lanarkhall within a short drive away.









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