



AB Properties



2 Braxfield Row

, Lanark, ML11 9DE

Offers over £173,000



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Traditional Grade A listed, four storey Georgian townhouse situated within the World Heritage site of New Lanark.

The property has spacious accommodation arranged over four levels with the upper ground floor comprising of a welcoming entrance vestibule with storage cupboard, and a dining kitchen which is open plan to the lounge. The kitchen has been fitted with a range of integrated appliances including an electric hob, oven and extractor hood.

On the lower ground floor there is a convenient WC, large double bedroom with fitted storage and a utility room. There is also a door giving access to the rear garden.

The first floor offers a double bedroom which is currently utilised as an office and an attractive mezzanine study.

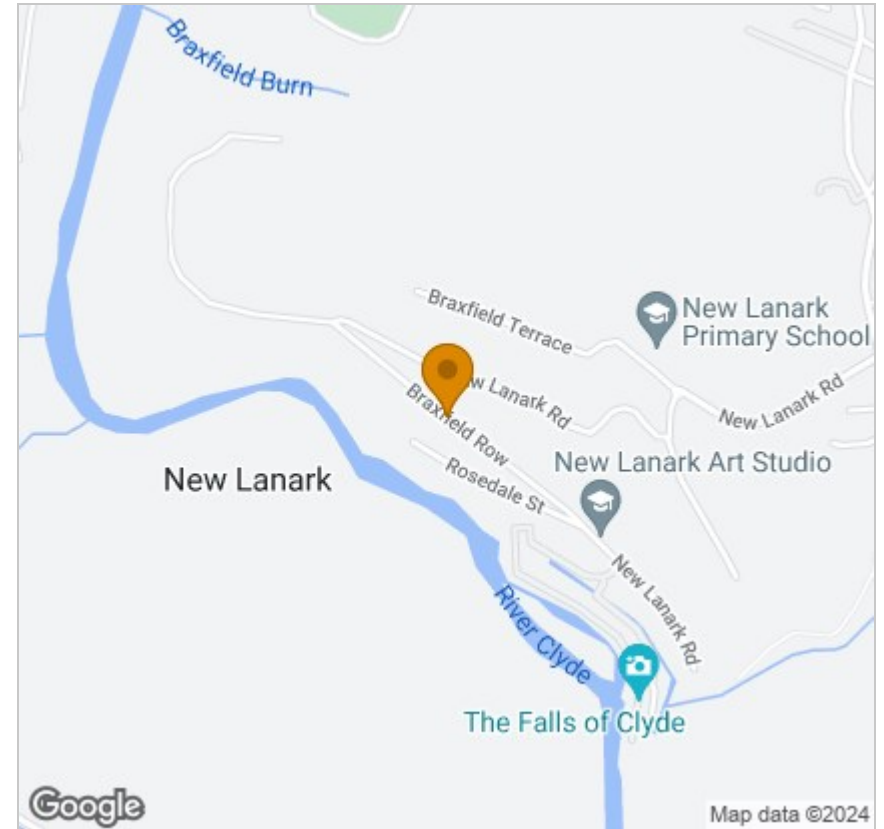
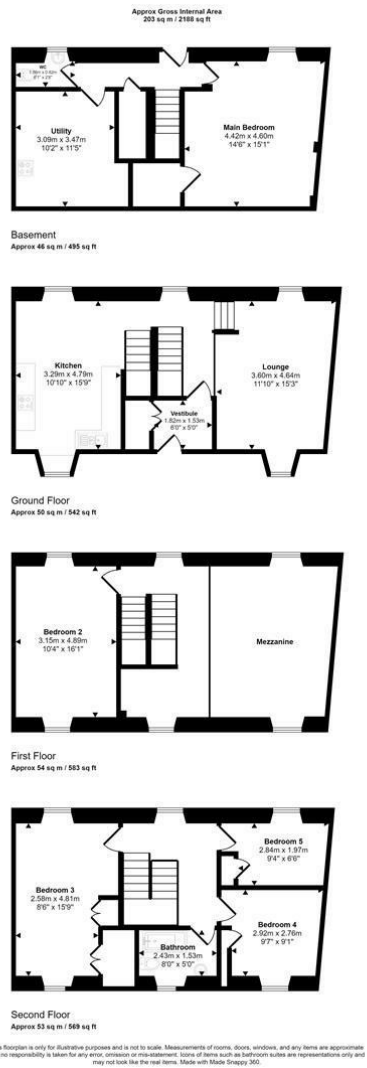
The second floor completes the accommodation and comprises of a family bathroom with shower over the bath and three generously sized bedrooms, which all have the added luxury of fitted wardrobes.

Further benefits include gas central heating and sash and case windows.

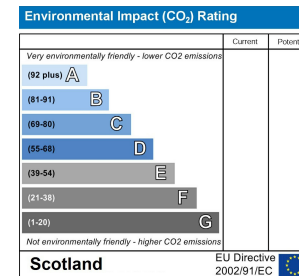
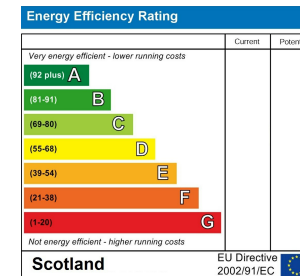
Externally there is a communal lawn to the rear providing an area for drying washing and sitting out to enjoy the wonderful views over the village and surrounding nature reserve. On Street parking is available to the front of the property.

The famous village of New Lanark has a strong community spirit and benefits greatly from the beautiful rural location with excellent walks around the Falls of Clyde which can be finished with a drink or meal at the popular Mill Hotel. New Lanark was conceived by David Dale who built cotton mills and housing for the mill workers in the late 1700s. Today it is one of six UNESCO World Heritage sites in Scotland and offers a museum and hotel with spa facilities and gym.





## Energy Efficiency Graph



## Viewing

Please contact our AB Properties Office on 01555 660077 if you wish to arrange a viewing appointment for this property or require further information.

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