



AB Properties



1 Leechford

Lanark, ML11 7HW

Offers over £105,000



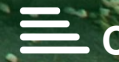
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Recently renovated two-bedroom end-terraced villa situated within a popular residential area in the Royal Burgh of Lanark.

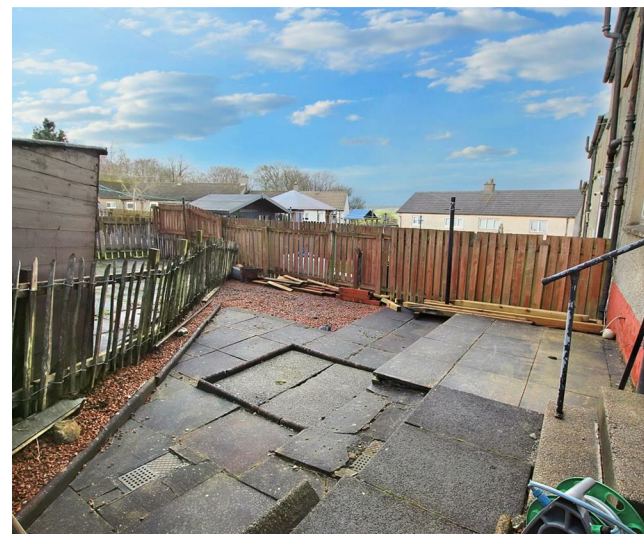
The property boasts generous accommodation arranged over two levels with the ground floor comprising of a welcoming entrance vestibule, a spacious open-plan lounge and dining area, and a modern kitchen with a large storage cupboard.

Upstairs offers a contemporary bathroom with plumbing for a shower over bath, and two double bedrooms, one of which has a large storage cupboard.

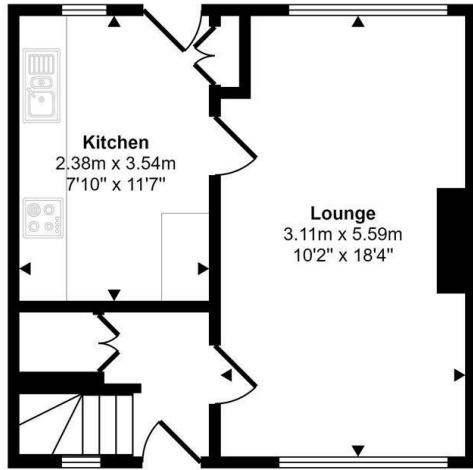
Additionally, the property benefits from gas central heating and double glazing.

Externally there are generous garden grounds surrounding the property. The front garden has been landscaped with low-maintenance chips, to the side there is an extensive paved/chipped driveway, and the rear garden is paved. There is also a timber shed which has been supplied with power.

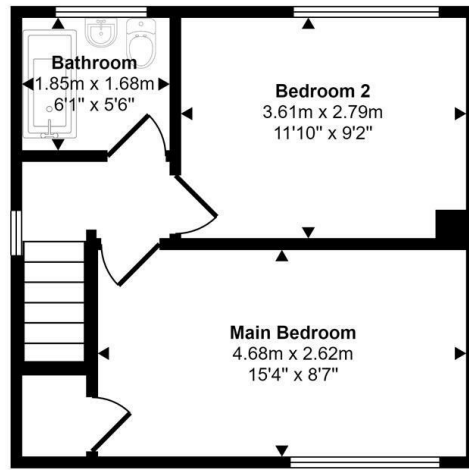
Lanark is a bustling market town with a good variety of shops, bars, restaurants and amenities including a health centre, golf course, equestrian centre, leisure centre with swimming pool/gymnasium, primary and secondary schools and a bus and train station. The famous Falls of Clyde and Heritage village of New Lanark are just a few minutes drive away. Lanark is ideally situated for commuting to Glasgow, Edinburgh, the central belt and all areas of the picturesque Clyde Valley.



Approx Gross Internal Area
63 sq m / 675 sq ft



Ground Floor
Approx 31 sq m / 338 sq ft

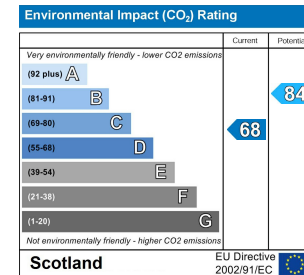
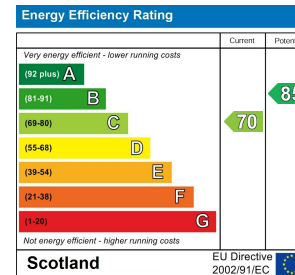


First Floor
Approx 31 sq m / 337 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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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