



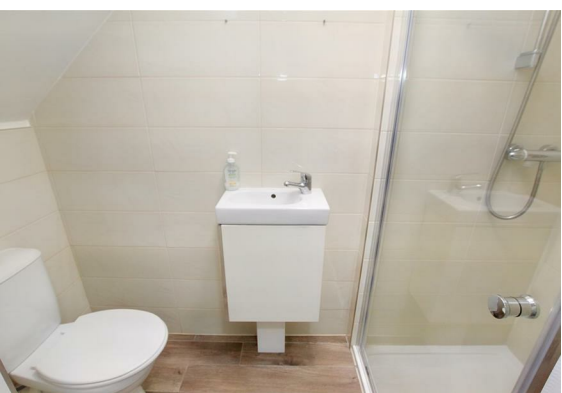
AB Properties



Pedie House Braxfield Road
, Lanark, ML11 9BU

Offers over £123,000







Occupying an enviable plot within Lanark with stunning panoramic views of the countryside is this one bedroom, Grade B listed cottage.

Set over two levels the property boasts generous accommodation throughout with the ground floor comprising of a welcoming entrance hallway with large storage cupboard, a contemporary shower room and a bright and spacious lounge with patio doors giving access to the rear. The lounge is open plan to a modern kitchen with integrated oven and gas hob.

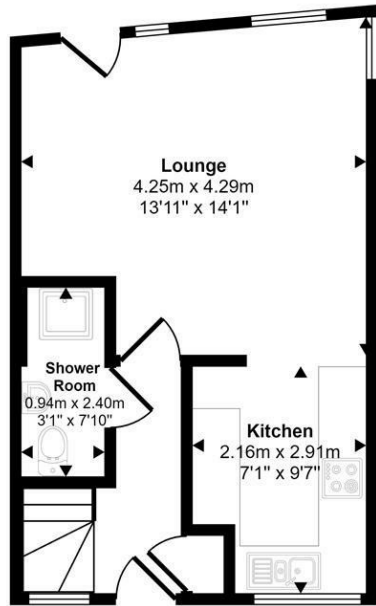
On the first floor is the master suite which benefits from fitted wardrobes and an ensuite shower room. There is also a door in the bedroom which leads to the balcony and overlooks the surrounding countryside.

Further benefits include under floor heating, double glazed windows, a private garden to the rear and secure parking. In addition the property has been insulated to a high standard.

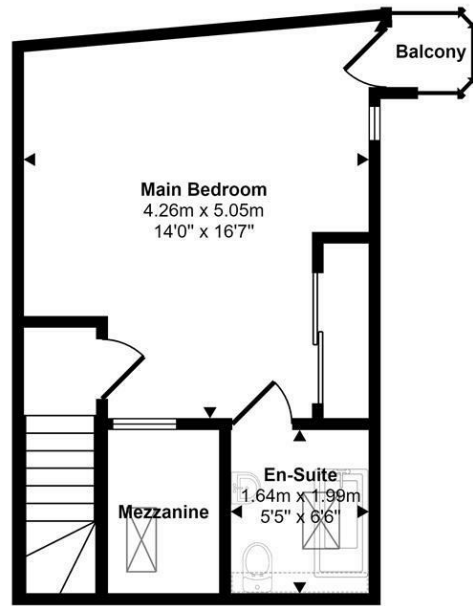
The property sits in a popular and sought after area of Lanark, The Royal Burgh, which is steeped in history and has all the required facilities and amenities, including a Tesco, Morrisons and Lidl, a wide range of local shops, a retail park, a health centre, a modern grammar school and modern primary schools, an historic 18 hole golf course and Lanark Loch. Also, there is 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 at New Lanark which is a world heritage site.



Approx Gross Internal Area
57 sq m / 617 sq ft



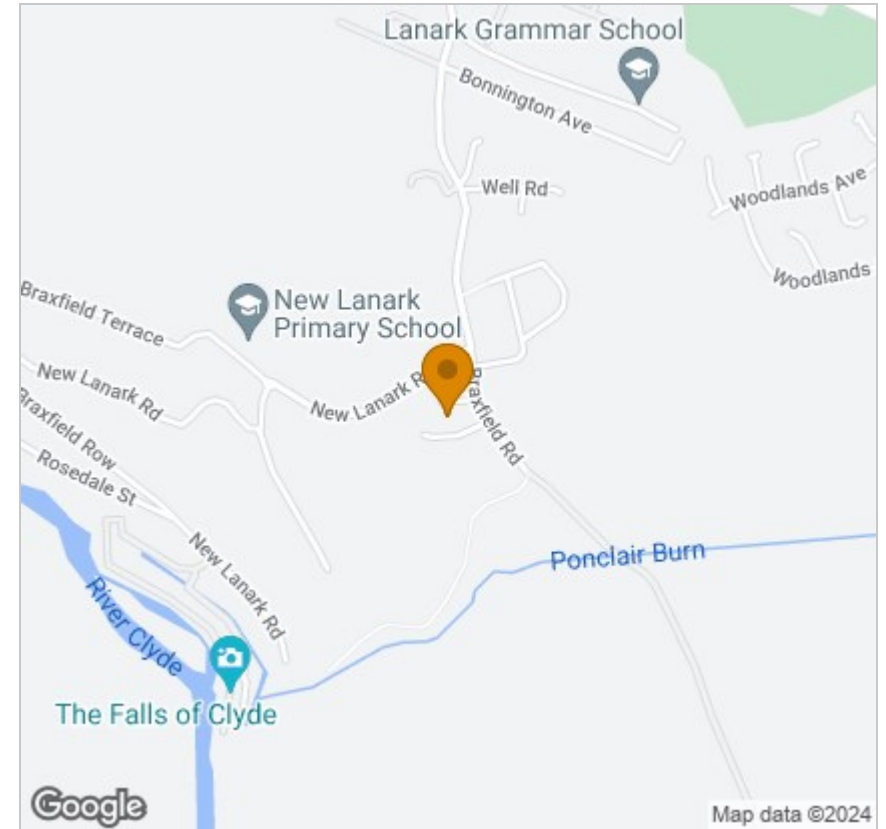
Ground Floor
Approx 31 sq m / 333 sq ft



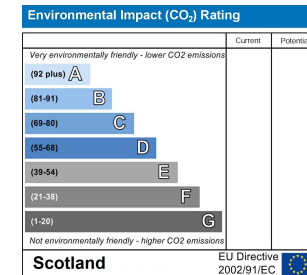
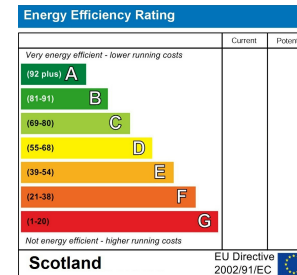
First Floor
Approx 26 sq m / 284 sq ft

Denotes head height below 1.5m

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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