

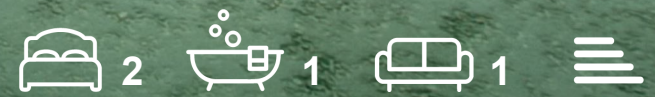


AB Properties



81 Castlegate  
, Lanark, ML11 9EF

Offers over £99,995











**\*\* CLOSING DATE - TUESDAY 30TH APRIL AT 12 NOON \*\***

Situated within a central location in the market town of Lanark is this spacious two bedroom end terraced property.

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 bright and spacious lounge and a fitted kitchen which is open plan to a dining area. The upper level offers a large cupboard in the landing, a contemporary bathroom with shower over the bath and two sizeable bedrooms which both have the luxury of fitted storage.

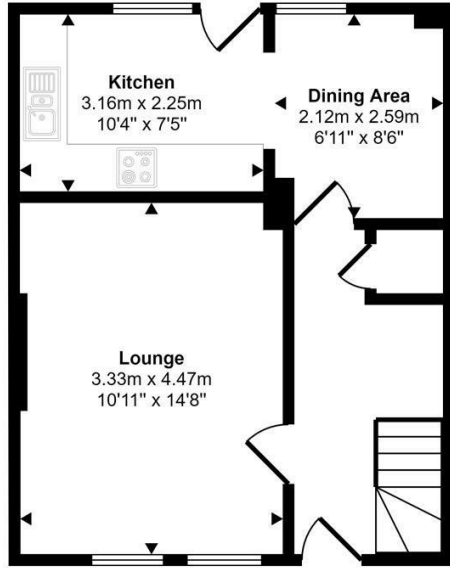
The property is heated via gas central heating and double glazed windows are installed throughout.

Externally there is an enclosed garden to the rear which has been mainly laid to lawn with a paved patio area .

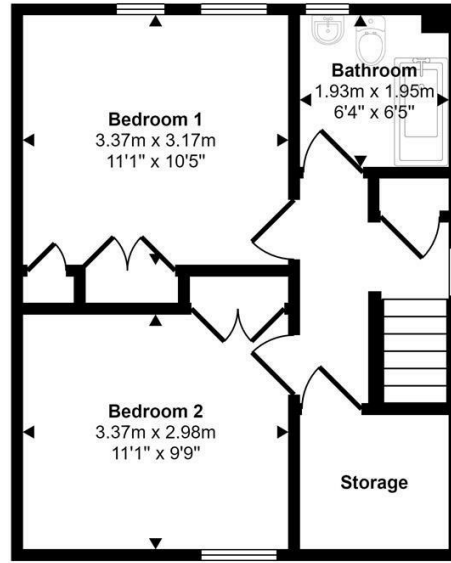
The property sits in a popular and sought after area of Lanark, The Royal Burgh is steeped in history and has all the required facilities and amenities, including Tesco, Morrisons and Lidl, a wide range of local shops, retail park, health centre, modern grammar school, modern primary schools, historic 18 hole golf course and Lanark Loch. Also, 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, a world heritage site. Lanark is much favoured particularly for those requiring good transport links, local train station within easy walking distance and easy access to Glasgow and Edinburgh, with the Edinburgh City Bypass only a thirty minute drive away, giving good access to East Central Scotland. The M74 is only a fifteen minute journey giving good access to Glasgow and the West of Scotland. In all, this property is ideally situated for the commuter across the central belt.



Approx Gross Internal Area  
74 sq m / 795 sq ft



Ground Floor  
Approx 37 sq m / 399 sq ft



First Floor  
Approx 37 sq m / 396 sq ft

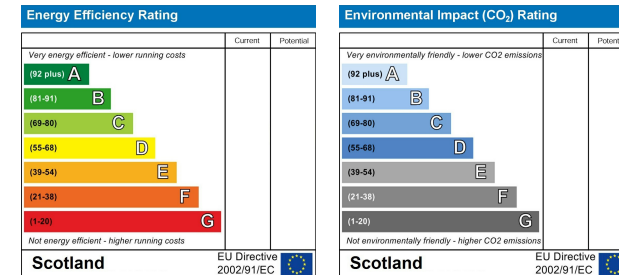
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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



## 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.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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