



AB Properties



2 Hardacres

, Lanark, ML11 7QP

Offers over £179,995



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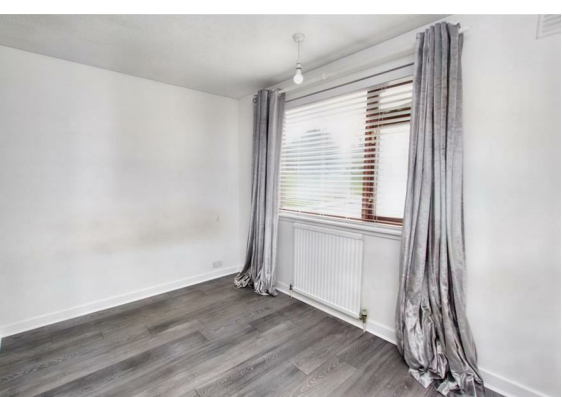
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**\*\* CLOSING DATE - TUESDAY 30TH APRIL AT 12 NOON \*\***

Extended four bedroom end terrace property situated within a sought-after location in the Royal Burgh of Lanark.

Set over two levels the property boasts generous accommodation throughout with the ground floor comprising of a welcoming entrance vestibule with storage cupboard, a bright and spacious lounge, a double bedroom which has the luxury of an ensuite shower room and a second sitting room with French doors giving access to the rear garden. The ground floor is complete with a large kitchen which is open plan to a dining area.

The upper level offers an attractive upper landing, a stylish bathroom with shower over the bath and three generously sized bedrooms two of which have the added benefit of fitted wardrobes.

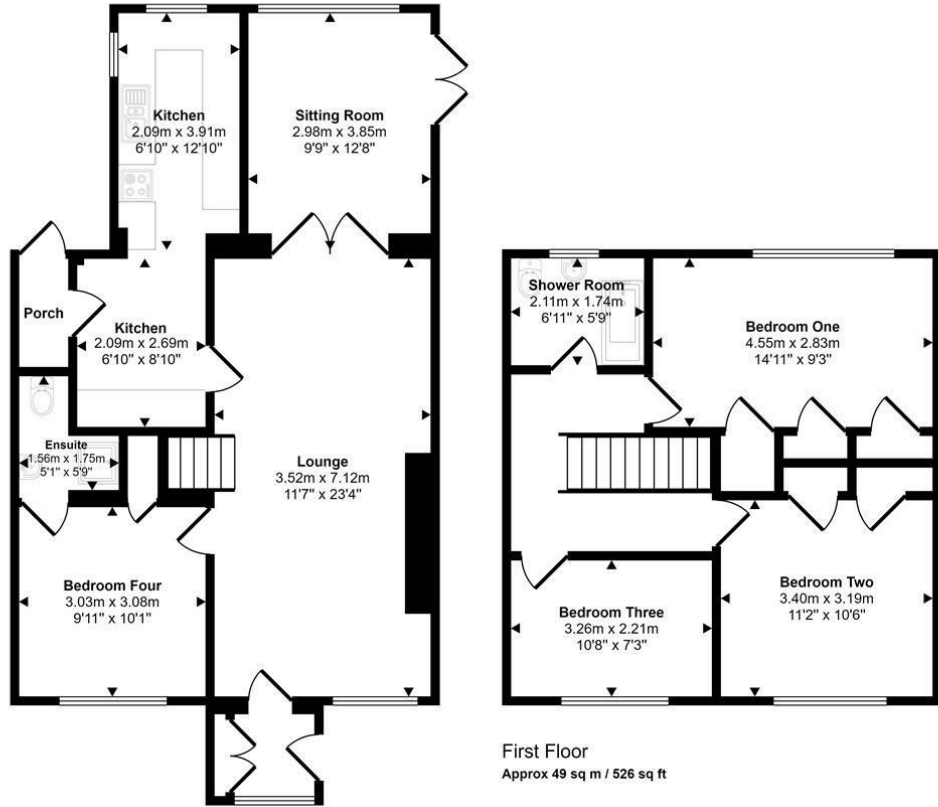
The property is heated via gas central heating and double glazed windows are installed throughout.

Externally, there is a large chipped driveway to the front of the property providing ample off street parking and a detached garage to the side. The rear garden has been primarily chipped with a paved area and decked patio. There is also the most spectacular backdrop of countryside views.

The property is set within the idyllic royal burgh of Lanark, where a wide range of schools, shops, amenities, healthcare and recreational facilities can be found. Also, the well-known New Lanark world heritage centre, famous Lanark golf course and Lanark Loch are all within close proximity. Lanark is much favoured particularly for those requiring good transport links. Nearby Lanark station provides a regular service to Glasgow and the M74 motorway is a short drive away.



Approx Gross Internal Area  
121 sq m / 1301 sq ft



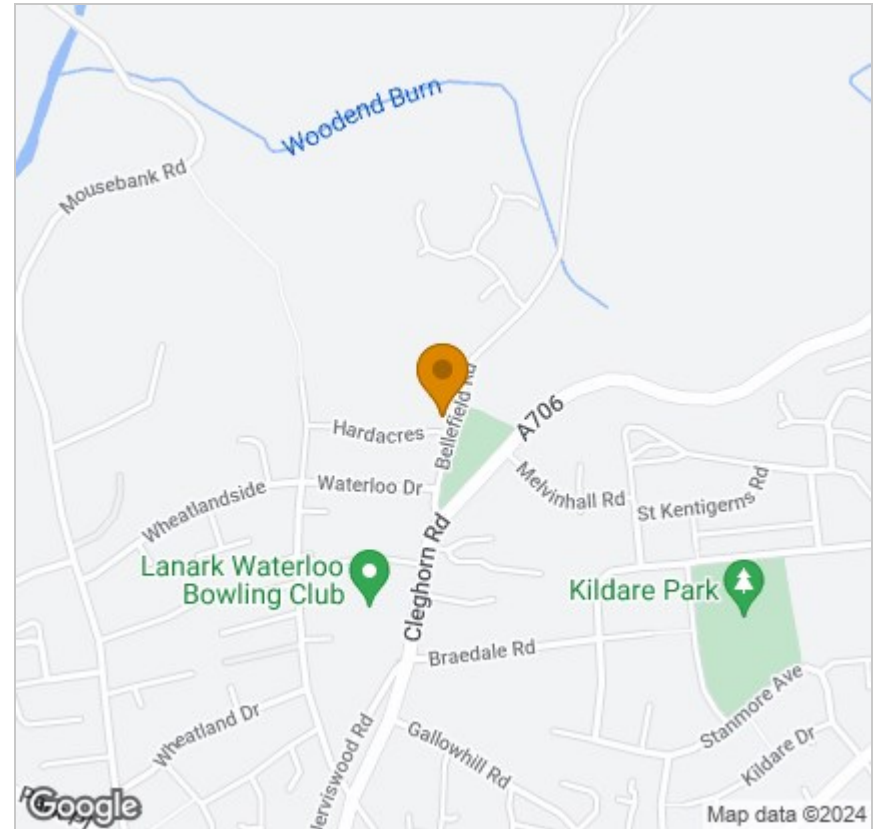
Ground Floor  
Approx 72 sq m / 775 sq ft

First Floor  
Approx 49 sq m / 526 sq ft

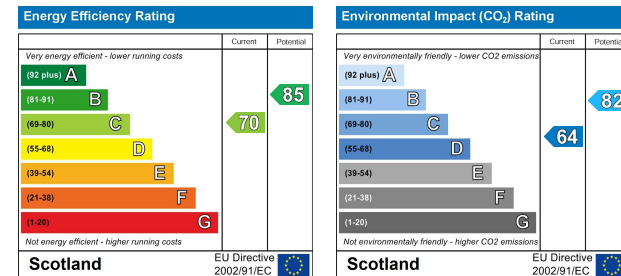
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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