



AB Properties



55 Castlegate  
, Lanark, ML11 9EF

Offers over £179,995



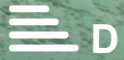
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Rarely available traditional sandstone villa situated within the town centre of The Royal Burgh of Lanark.

This beautiful detached three-bedroom home has been sympathetically upgraded to create the perfect blend of period features and modern finishes.

The well-proportioned accommodation is arranged over two levels with the ground floor comprising of a welcoming entrance vestibule, a spacious lounge with working stove and double aspect windows allowing lots of natural light. The open-plan dining kitchen, with a range of integrated appliances, leads to a bright conservatory with excellent storage.

Upstairs offers a contemporary family bathroom with shower over bath, and three sizeable bedrooms.

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

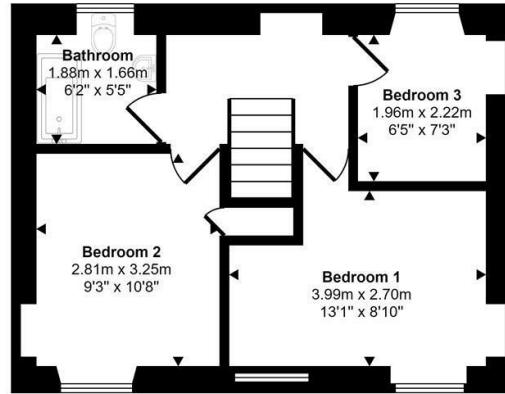
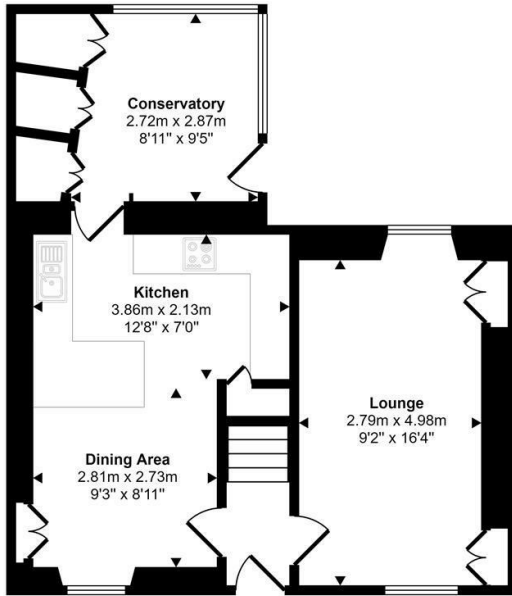
The current owners obtained planning permission for a single storey extension back in July 2021. Details can be found on the South Lanarkshire Council planning portal - reference P/21/0222.

Externally there is an enclosed private rear garden comprising of a modest lawn, paved patio, and elevated decked patio. The outhouse, supplied with power and previously utilised as an office, will be included in the sale. There is ample on-street parking and car park facilities.

The property is set within the idyllic Royal Burgh of Lanark, where a wide range of schools, shops, amenities, entertainment and recreational facilities can be found. Also, the well-known New Lanark world heritage centre, the famous Lanark golf course and the stunning Lanark Loch are all within close proximity. Lanark is much favoured particularly for those requiring good transport links, local train station and easy access to Glasgow and Edinburgh.



Approx Gross Internal Area  
96 sq m / 1031 sq ft



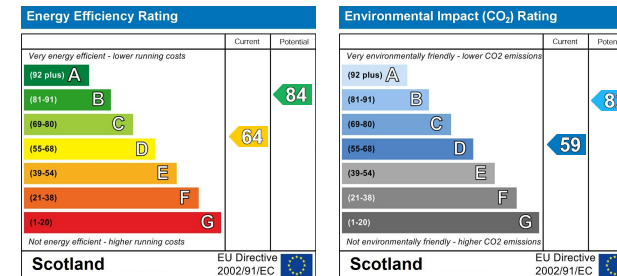
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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