



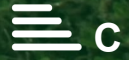
AB Properties



89 Rhyber Avenue

, Lanark, ML11 7AR

Offers over £118,995





Extended mid terraced villa in a popular residential area of Lanark, close to town centre.

The property is presented in true walk in condition and offers accommodation set over two levels with the ground floor comprising of; a welcoming entrance vestibule, a bright lounge with feature fireplace, and a beautifully extended kitchen which is open plan to a spacious dining area. The kitchen has been tastefully finished with a range of appliances including eye level double oven, microwave, ceramic hob, larder fridge/freezer and washing machine.

Upstairs offers two spacious double bedrooms and an attractive bathroom with shower over bath.

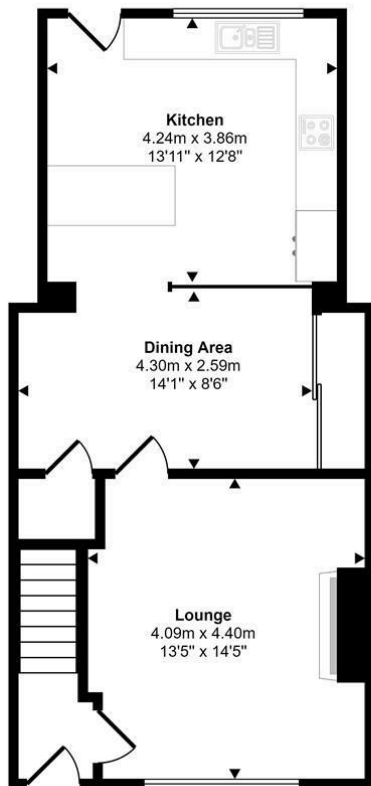
Gas central heating and double glazing are installed throughout and ample storage can be found in the dining area. There is also a floored attic for further storage.

Externally there are neat garden grounds to the front whilst to the rear there is an enclosed patio area and a single garage for storage.

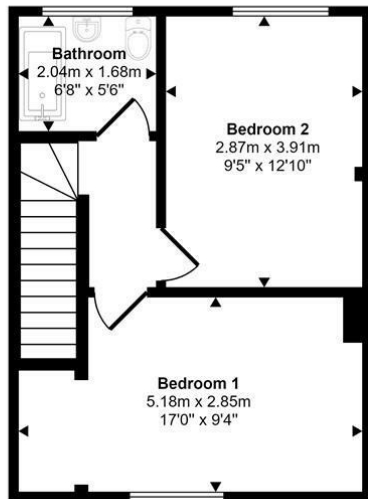
The property is set within the idyllic royal burgh of Lanark, where a wide range of schools, shops, amenities, healthcare and recreational facilities can be found. Also, the well-known New Lanark world heritage centre, famous Lanark golf course and Lanark Loch are all within close proximity. Lanark is 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
88 sq m / 950 sq ft

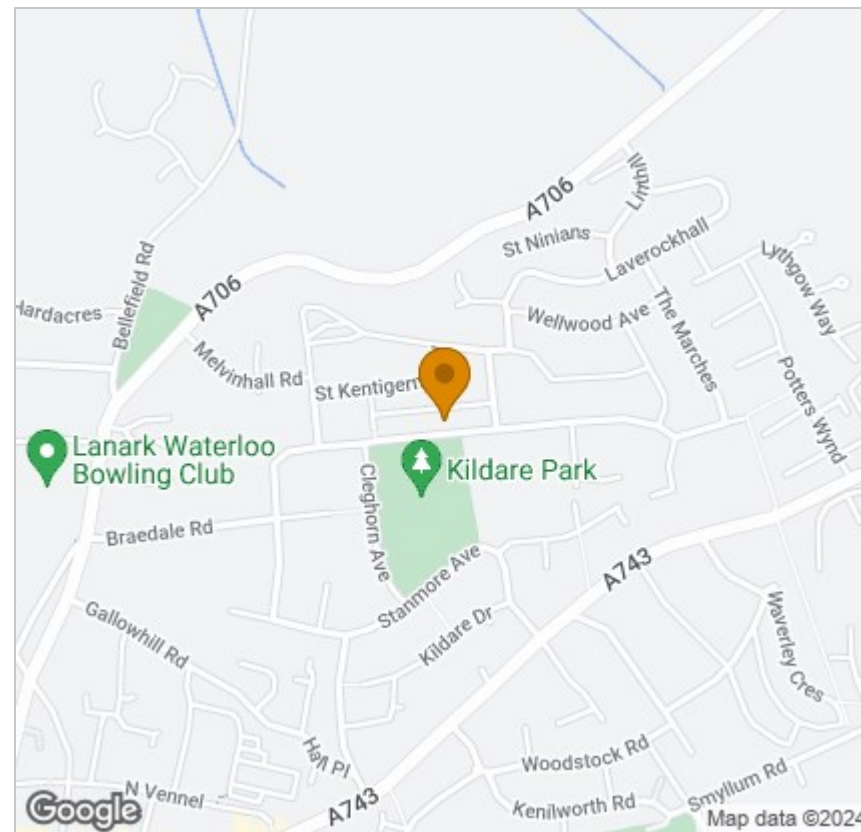


Ground Floor
Approx 53 sq m / 570 sq ft

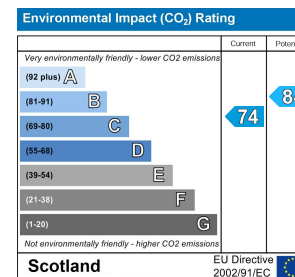
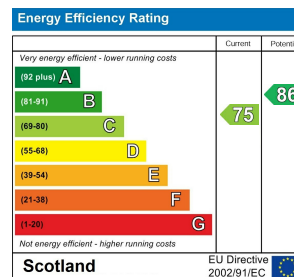


First Floor
Approx 35 sq m / 380 sq ft

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.

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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