



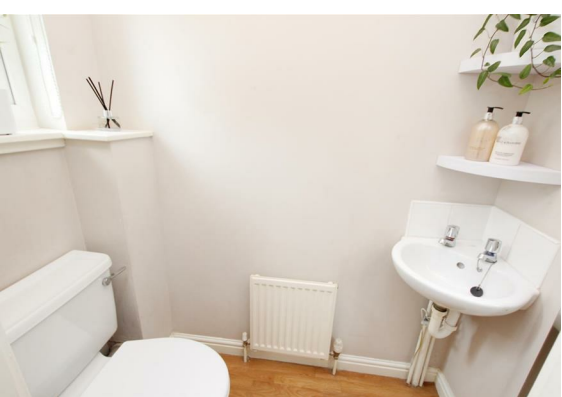
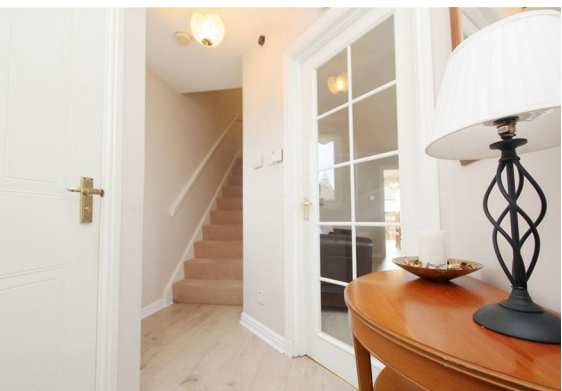
AB Properties



15 Lockhart Drive  
, Lanark, ML11 9HX

Offers over £184,995







Immaculately presented three-bedroom semi-detached villa situated within a desirable location in the Royal Burgh of Lanark.

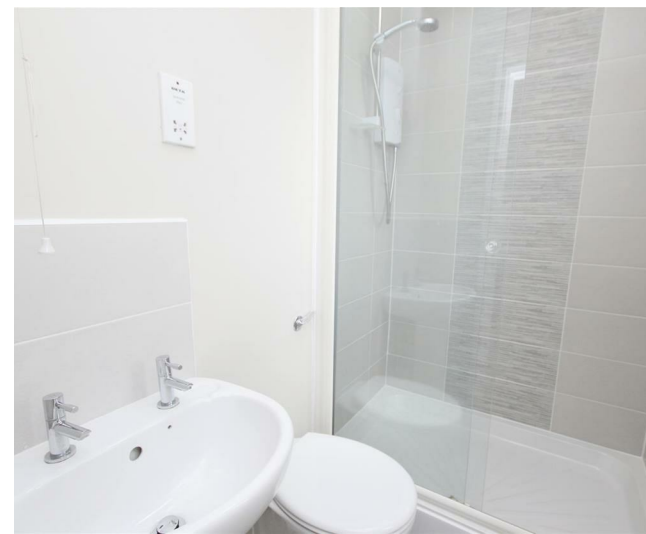
The property boasts generous accommodation arranged over two levels with the ground floor comprising of a welcoming entrance vestibule, a convenient wc, a spacious lounge with a large storage cupboard, and a modern, open-plan dining kitchen with a breakfast bar, patio doors to the rear garden, and a full range of quality integrated appliances including a gas hob, extractor fan, eye-level double oven, fridge-freezer, and dishwasher, and washing machine.

Upstairs offers a spacious landing with another storage cupboard, a contemporary family bathroom, and three sizeable bedrooms with fitted wardrobes/storage; the master bedroom includes a stylish en-suite shower room.

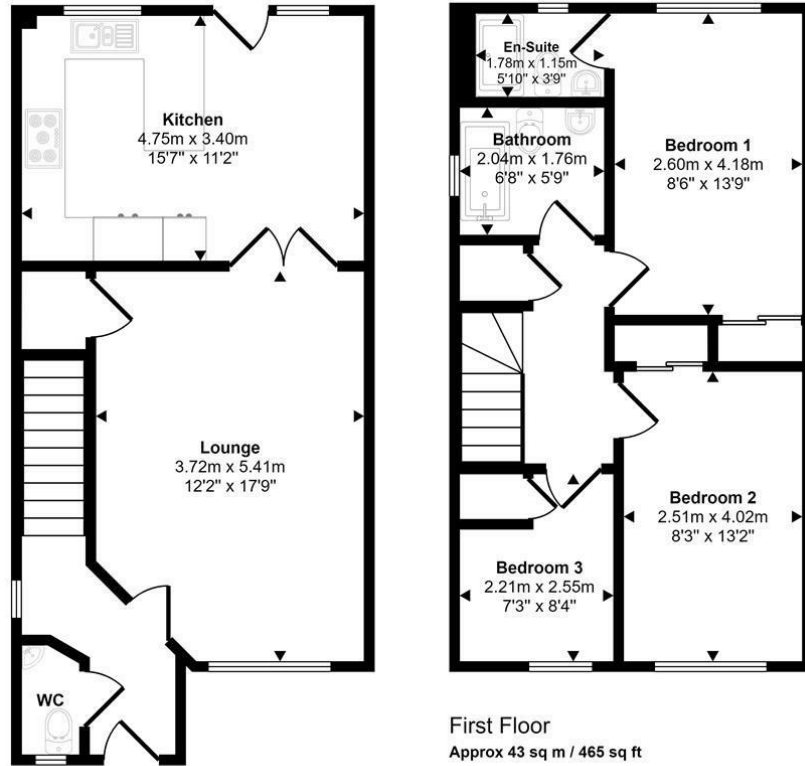
Additionally, the property benefits from gas central heating and double glazing.

Externally, to the front and side of the property are well-manicured lawns, and an extensive paved/chipped driveway. The private south-facing garden has been landscaped with low-maintenance chips and a lovely, paved patio. The garden shed will be included in the sale.

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.



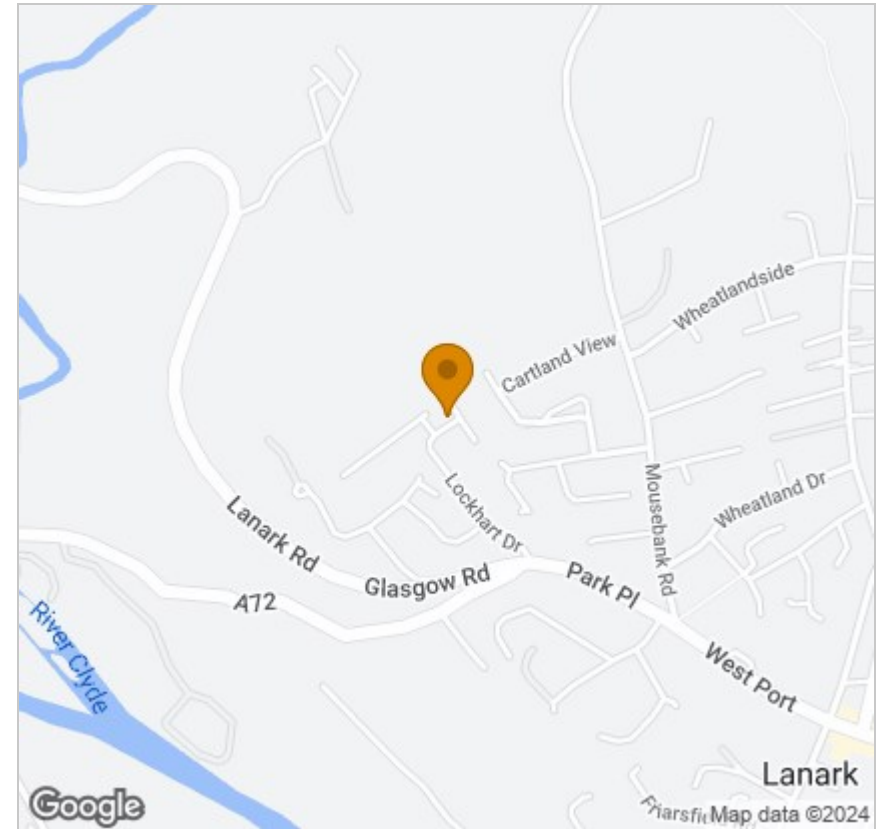
Approx Gross Internal Area  
89 sq m / 953 sq ft



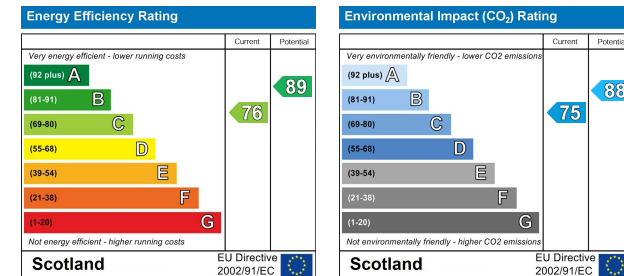
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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