



AB Properties



109 Rhyber Avenue
, Lanark, ML11 7HQ

Offers over £119,995



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Situated in a central position within the market town of Lanark is this three bedroom semi-detached property, close to all the amenities the town has to offer.

Set over two levels the property boasts generous accommodation throughout with the ground floor comprising of a welcoming entrance hallway with storage cupboard, a stylish family bathroom with shower over the bath, a modern kitchen, rear vestibule and a bright and spacious lounge, with picture window flooding the room with natural light. The kitchen has been fitted with a range of integrated appliances including an electric oven, gas hob, extractor hood and a dishwasher.

The upper level comprises of three generously sized bedrooms; bedroom three has the luxury of fitted storage.

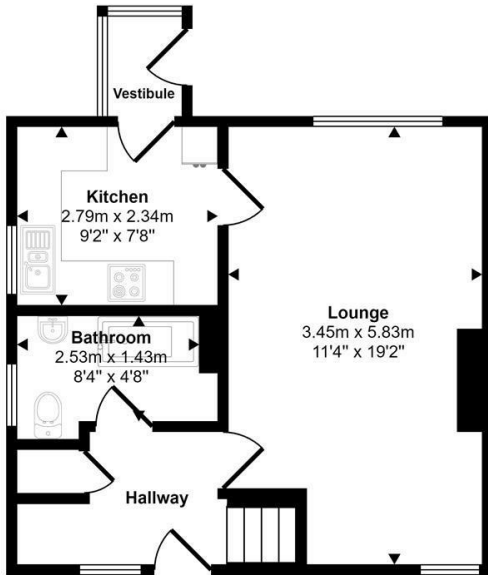
Further benefits include gas central heating and double glazed windows are installed throughout.

Externally, there is a chipped garden to the front of the property and a large lawn to the side. The rear garden has been chipped with a timber shed.

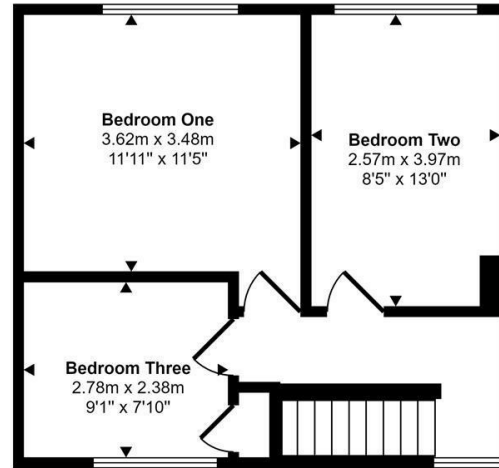
The property is set within the idyllic royal burgh of Lanark, where a wide range of schools, shops, amenities, healthcare and recreational facilities can be found. Lanark Primary School is directly on the doorstep, and the well-known New Lanark world heritage centre, famous Lanark golf course and Lanark 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
78 sq m / 836 sq ft



Ground Floor
Approx 39 sq m / 419 sq ft

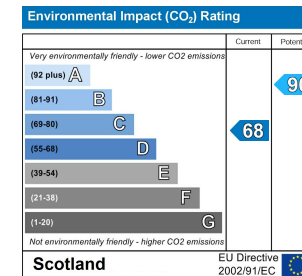
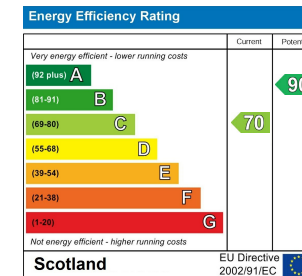


First Floor
Approx 39 sq m / 416 sq ft

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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