



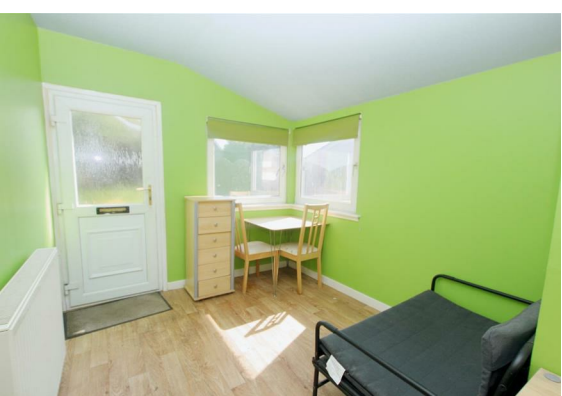
AB Properties



4 Braxfield Road  
, Lanark, ML11 9AB

Offers over £109,995







Situated within a popular and central location within the historic market town of Lanark is this charming one bedroom detached property bungalow.

Accommodation comprises of a welcoming entrance vestibule, a double bedroom, a stylish bathroom with shower over the bath, a bright and spacious lounge and a fitted kitchen which is open plan to a dining area.

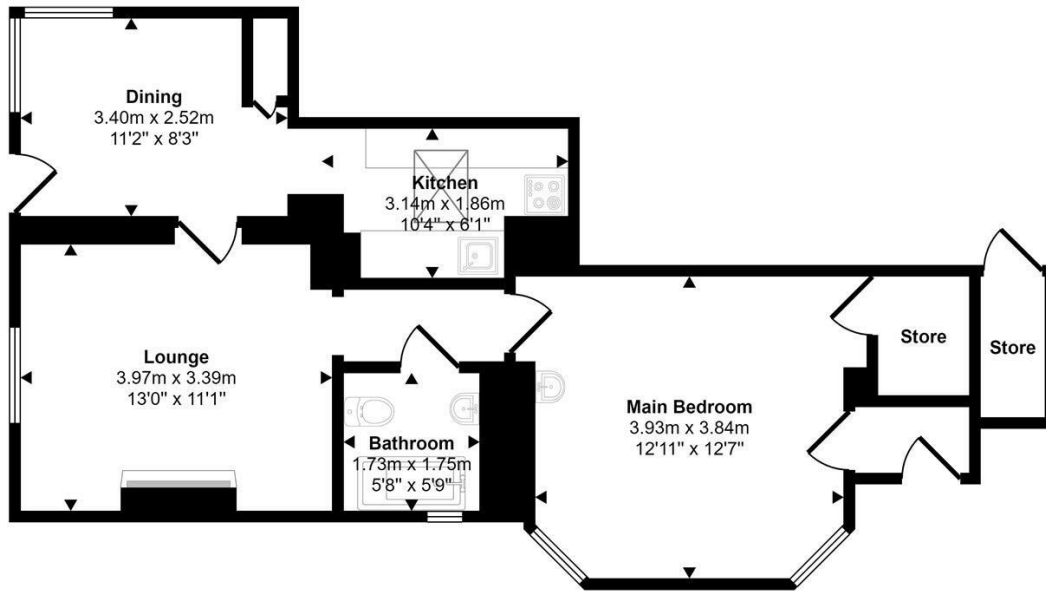
The property is heated via gas central heating and double glazed windows are installed throughout.

Externally, there is an enclosed garden to rear and a timber shed to the side of the property. There is also a driveway providing off-street parking.

The property sits in a popular and sought after area of Lanark, The Royal Burgh, which is steeped in history and has all the required facilities and amenities, including a Tesco, Morrisons and Lidl, a wide range of local shops, a retail park, a health centre, a modern grammar school and modern primary schools, an historic 18 hole golf course and Lanark Loch. Also, there is good access to the Scottish Borders and the Clyde valley, providing excellent walks for the outdoor enthusiast including Tinto Hill and the Falls of Clyde at New Lanark which is a world heritage site.



Approx Gross Internal Area  
58 sq m / 620 sq ft

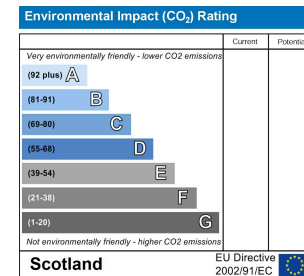
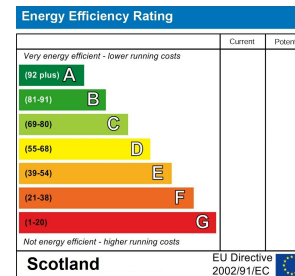


Floorplan

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.

19 Bannatyne Street, Lanark, Lanarkshire, ML11 7JR  
Tel: 01555 660077 Email: admin@ab-properties.co.uk ab-properties.co.uk