

# Fred.

ESTATE AGENTS



## 98 Quinn Court

Lanark

**Offers over £125,000**



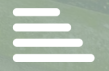
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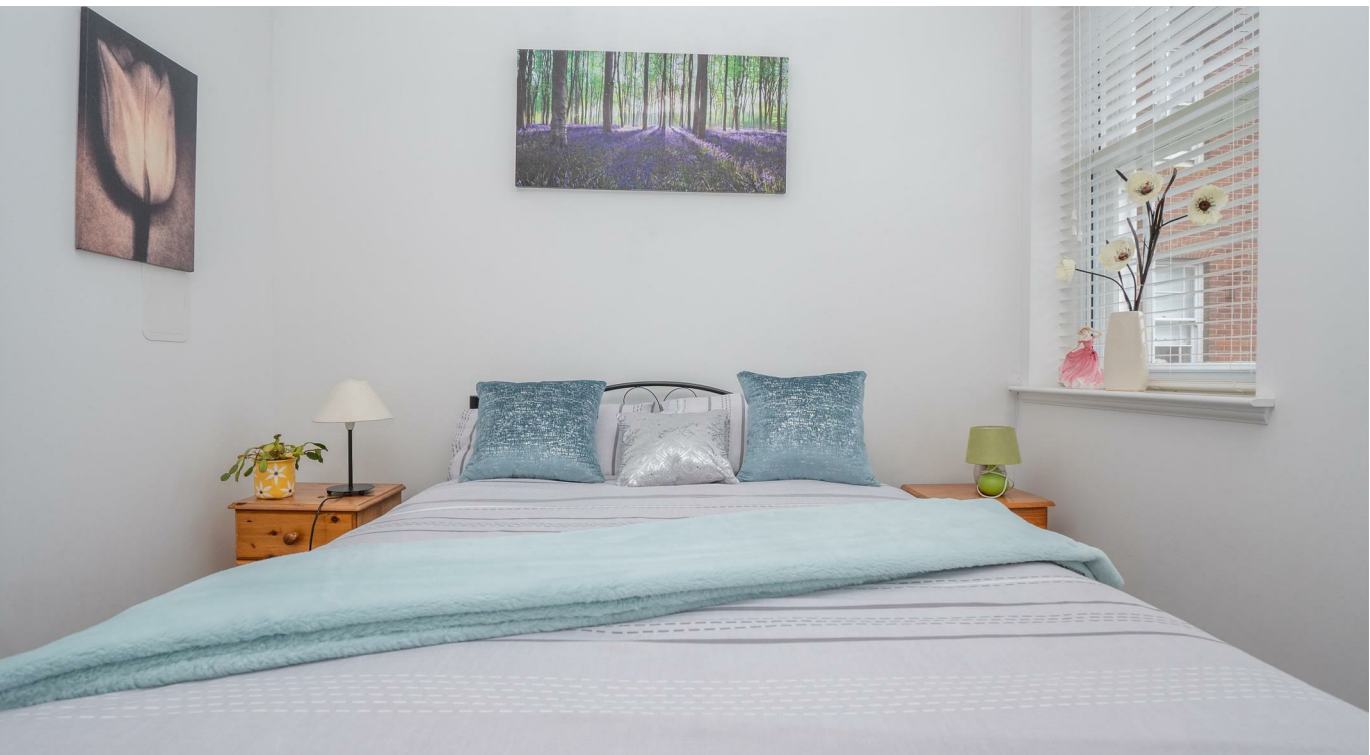
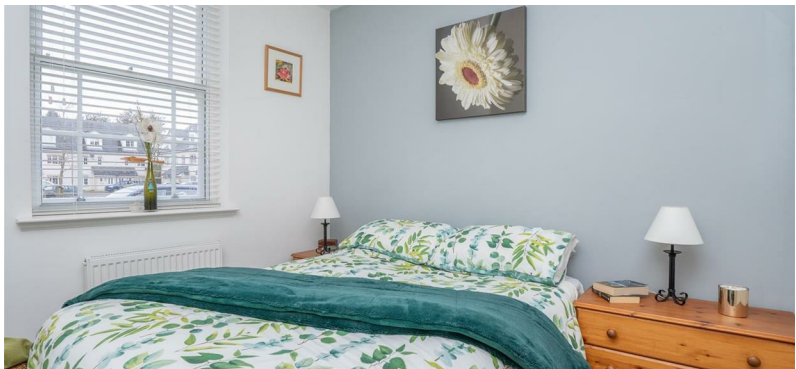


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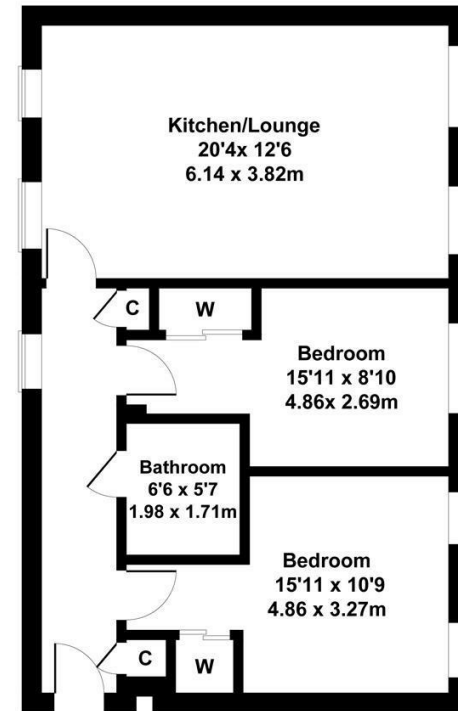
Situated within a quiet and popular estate within the historic town of Lanark, lies this two bedroom modern ground floor flat within a two storey B listed building.

This property has been converted from a former barracks to form living accommodation comprising of entrance hallway, open plan lounge/kitchen, two bedrooms and bathroom. The kitchen has fitted wall and floor mounted units with integrated appliances and gas hob. Both bedrooms have neutral colour decor, carpeted throughout and benefit from fitted wardrobes. The partly tiled bathroom has three piece suite featuring overhead mixer shower.

The property also features gas central heating, communal garden grounds, allocated parking space and communal entrance close with secure entry door system.

Situated within the historic town of Lanark where the area is steeped in history, has all the required facilities and amenities, including branded supermarkets, a wide range of local shops, restaurants, bars and cafes as well as modern primary and grammar schools. Good access to the Scottish Borders, the Clyde Valley and Tinto Hill. There are great public transport links for an easy commute to Glasgow and Edinburgh as well as being within reach to the M74 motorway.

This floor plan is for guidance only and is not drawn to scale.  
 LV Productions luca@lvproductions.co.uk



## Viewing

Please contact us on 01698 305618 if you wish to arrange a viewing appointment for this property or require further information.

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## Energy Efficiency Graph

