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ESTATE AGENTS

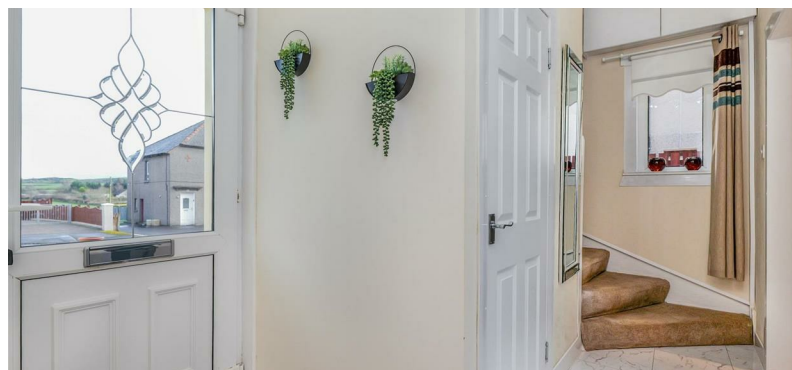


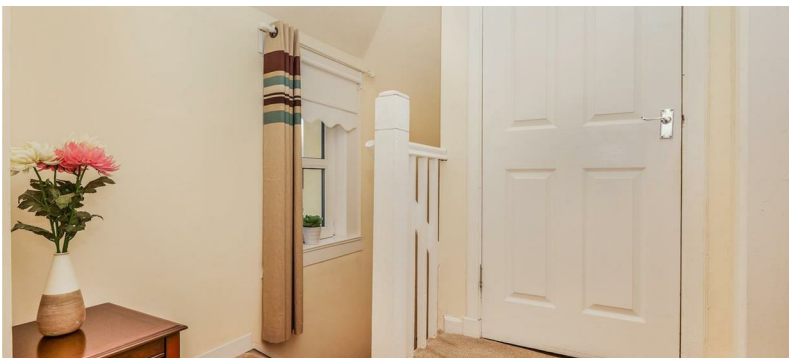
9 Lancaster Road

Lanark

Offers over £135,000







Situated within the village of Auchenheath, Lanark and providing well appointed accommodation over two levels, lies this stunning three bedroom semi-detached property.

Set over two levels with the ground floor comprising of a welcoming entrance hallway, a dual aspect lounge with feature fireplace, a stunning kitchen with fitted floor and wall mounted units and a utility area. There is also a generous sunroom at the rear overlooking the large garden area and a family bathroom consisting of WC, vanity sink unit and walk in shower enclosure. On the upper level you will find three bedrooms, all of which are carpeted throughout with ample storage space. Completing this floor is a WC finished in wet wall panelling.

The property is further enhanced with air source heating, solar roof panels, double glazed windows, driveway and a great size garden to the rear which provides several patio areas.

Auchenheath, Lanark is a popular town with excellent schools, a wide range of shopping and recreational facilities, parks, and walkways. For a wider range of facilities, Lanark and Larkhall town centres are within easy reach. The property is also close to Lanark and Larkhall Train Stations with direct access to Glasgow and Edinburgh with the nearby M74 and M8 providing access to Glasgow and the West.



Floor 1

Floor 2

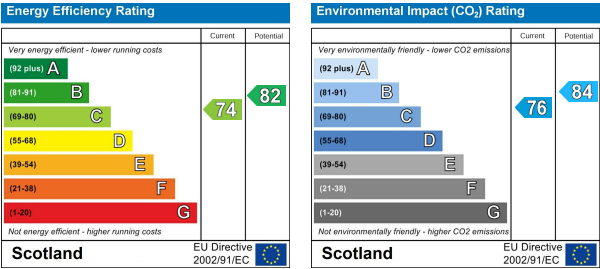
TOTAL: 89 m2
FLOOR 1: 50 m2, FLOOR 2: 39 m2

Viewing

Please contact us on 01698 305618 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph



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