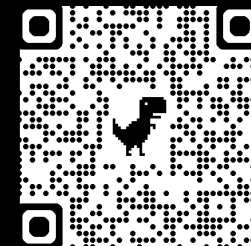


FOR SALE

OFFERS OVER
£108,000



Scan for more information



Lanark

Stanmore Avenue
ML11 7HA

Council Band A

2 BEDROOM TERRACED

Popular Location | Living Room | Modern Fitted Kitchen | Shower Room | Two Double
Bedrooms | Driveway | Enclosed Rear Garden | GCH / Double Glazing | EPC - C



Arrange a viewing: 01555 661435
www.morisonandsmith.com



45 Stanmore Avenue, Lanark, ML11 7HA



Well presented two bedroom mid terrace property located in the popular town of Lanark, within walking distance to all local amenities. The accommodation comprises of; entrance hallway, living room, kitchen, two double bedrooms and shower room. Further benefits include driveway, rear garden, gas central heating and double glazing. EPC – C

The welcoming entrance hallway provides access to living room, kitchen, under stair cupboard housing the electric box and stairway to the upper floor.

The living room has dual aspect windows providing excellent natural light into this room. An electric fire with wooden mantle provides a lovely focal point to the room.

Accessed off the hallway is the kitchen which has been fitted with stylish high gloss units in white incorporating an integrated dishwasher and stainless steel sink set below a rear facing window. An external door leads to the rear garden.

The upper landing provides access to two double size bedrooms and a shower room.

Bedroom one is a bright room with twin front facing windows and fitted wardrobes which houses the gas boiler.

Bedroom two is a rear facing double with a built-in wardrobe.

The modern shower room has a rear facing obscure glazed window providing natural light. The white bathroom suite consists of wash hand basin set within a vanity unit and a corner shower cubicle with electric shower.

The front garden has been laid with mono-block to provide a driveway for several vehicles.

The fully enclosed rear garden can be accessed either from the kitchen or via a pent close from the front of the property. The rear garden has tiered patio areas leading to an area artificial lawn.

Living Room 3.21m x 5.88m

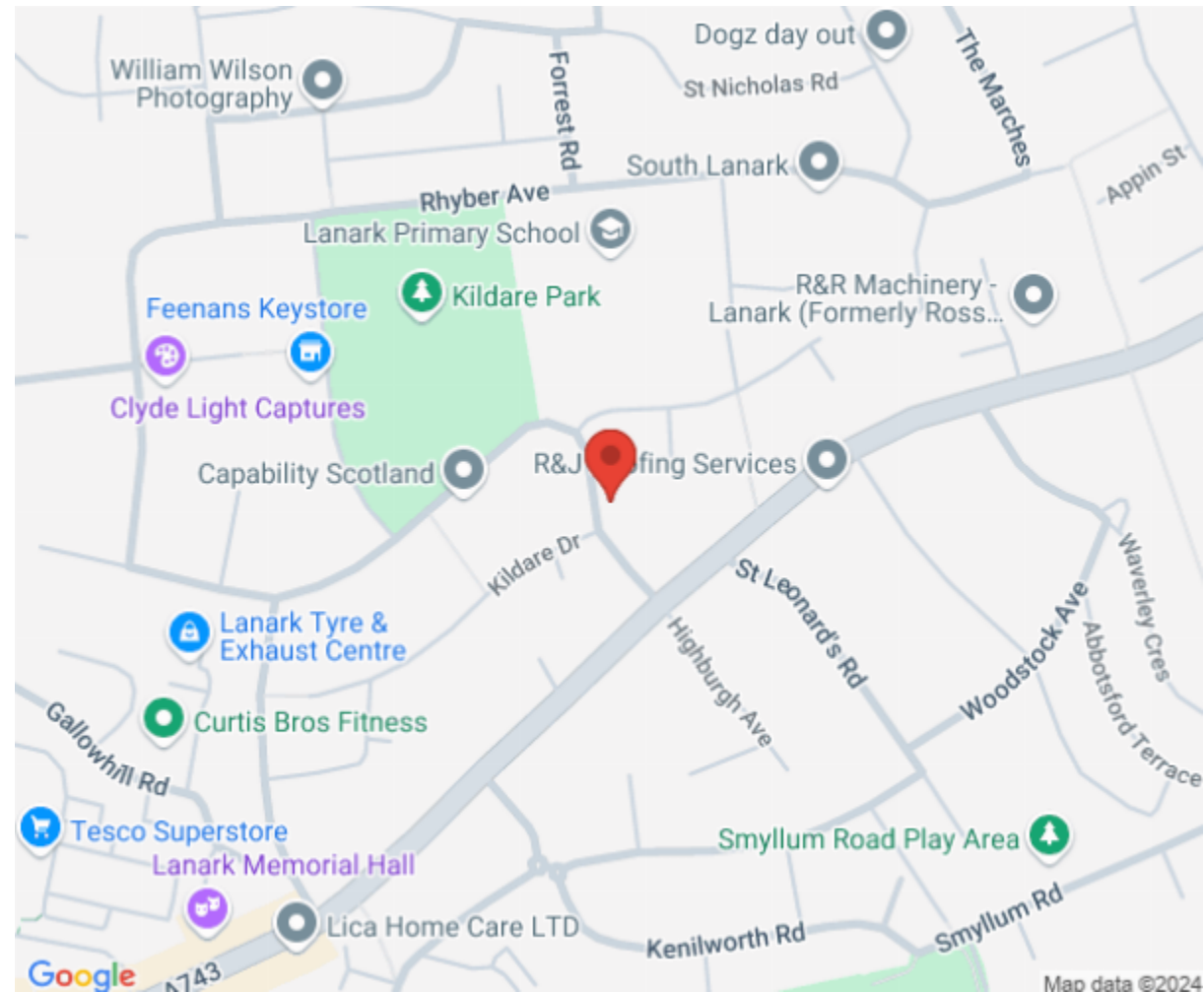
Kitchen 2.61m x 3.48m

Shower Room 1.65m x 2.09m

Bedroom 2.68m x 4.58m

Bedroom 3.17m x 3.39m





**Morison & Smith**
Inc. John R. Muir & Co.
SOLICITORS - NOTARIES - ESTATE AGENTS

61 High Street. Lanark, ML11 7LN
Telephone: 01555 661435 - Fax: 01555 666869
Email: estates@morisonandsmith.com
Website: morisonandsmith.com

Disclaimer

Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract on offer, nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital/sonic-measuring device and are taken to the widest point. We have not tested the electricity, gas or water services or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. If there is any part of this that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.