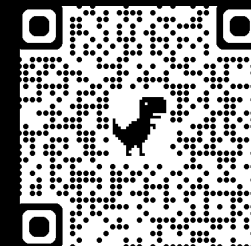


FOR SALE

OFFERS OVER
£134,000



Scan for more information

Lanark

Wallace Court
ML11 7LL

Council Band C

2 BEDROOM RETIREMENT PROPERTY

Town Centre Location | Retirement Apartment | Internal Lift / In House Manager | Spacious
Accommodation | Lounge / Dining Room | Kitchen | Two Double Bedrooms | Shower Room |
Secure Door Entry System | Electric Heating / Double Glazing | Communal Residents
Lounge | EPC - C



Arrange a viewing: 01555 661435
www.morisonandsmith.com





43 Wallace Court, Lanark, ML11 7LL

Situated on the 2nd floor of the popular McCarthy and Stone development in the market town of Lanark, this two bedroom retirement flat offers excellent accommodation. Accommodation comprises of; Entrance Hallway, Living Room, Kitchen, Two Double Bedrooms, Shower Room, Electric Heating. EPC - C

Within the Wallace Court complex there are 45 flats on four levels served by a lift which consist of 15 two-bedroom properties and 30 one-bedroom properties. The properties have built-in features designed specifically to meet the needs of an older home owner. In addition the complex provides features which include a residents lounge, security alarm system, guest suite, house manager, emergency call system, lift to all floors, fire detection equipment and laundry room.

On entering the property the hallway gives access to all rooms except the kitchen and three storage cupboards. The living room/diner has a feature fireplace with inset coal effect electric fire and dining area to the rear. This is a good sized room having ample space for a dining table and chairs. Decorated in light neutral tones with coving to ceiling. A second set of opaque glazed French style doors lead into the kitchen.

The compact kitchen has a range of base and wall mounted units in white gloss with contrasting worktop and tiled splash-back. Stainless steel sink and drainer with mixer tap set below the front-facing window. Built-in electric oven and four ring hob. Space for fridge freezer.

Bedroom one has front-facing window. Decorated in light neutral tones with fitted carpet. The second bedroom, is again a good sized double with window to the front and benefits from built-in wardrobes.

The shower room is fitted with a three piece suite comprising; WC, wash-hand basin set into vanity unit, and walk-in shower cubicle. Tiled to ceiling height all round and splash-panelling around shower area, with vinyl covering to the floor. Extractor fan. Heated towel rail.

The three large storage cupboards are all accessed from the hallway, one of which houses the electricity meter, boiler and alarm system.



Entrance Hallway 5.38m x 2.07m

Living Room 7.12m x 3.27m

Kitchen 2.75m x 2.31m

Bedroom One 4.88m x 2.90m

Bedroom Two 4.87m x 2.99m

Shower Room 2.06m x 1.68m






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

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 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.