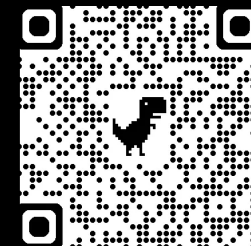


FOR SALE

OFFERS OVER
£133,000



Scan for more information



Lanark

Ladyacre Road
ML11 7LQ

Council Band D

2 BEDROOM FLAT

Private Parking | 2 Double Bedrooms | First Floor Flat | Walk in Condition | Close to Town
Centre | Close To Main Transport Links | Well Presented Throughout | Council Tax Band D |

EPC - B



Arrange a viewing: 01555 661435
www.morisonandsmith.com





Ladyacre Road, Lanark, ML11 7LQ

Spacious first floor flat situated a short walk from Lanark town centre comprising of; entrance hallway, living room, kitchen, dining room, two bedrooms, ensuite and bathroom. Further benefits include; double glazing throughout, gas central heating and an allocated parking space. EPC - B

The property is entered via a door to the front or the rear of the building, from there is a corridor where the internal flat door is situated. Through this door is the welcoming entrance hallway which gives access to the living room, dining room, two bedrooms and bathroom.

The living room is bright and spacious with a large front facing window and gives access to the kitchen.

The front facing kitchen offers a great selection of base and wall mounted units as well as an integrated oven, gas hob and fridge freezer.

Accessed to the rear of the kitchen is the convenient dining room which can easily fit a table with 6 chairs. There is also a storage cupboard located here.

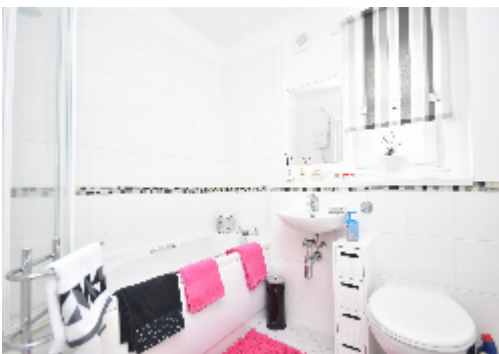
Bedroom one is a rear facing double with a built-in wardrobe as well as an ensuite comprising of; shower, WC and wash hand basin.

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

The bathroom has a side facing obscured window allowing for natural light. It comprises of; wash hand basin, WC and bath with shower over.

Externally the property has a shared front garden which is laid to lawn with a slabbed pathway.

To the rear is a private car park with an allocated space and a small area laid to lawn with a slabbed pathway.



Living room – 5.25m x 4.37m

Kitchen – 2.45m x 2.81m

Dining room – 3.28m x 2.82m

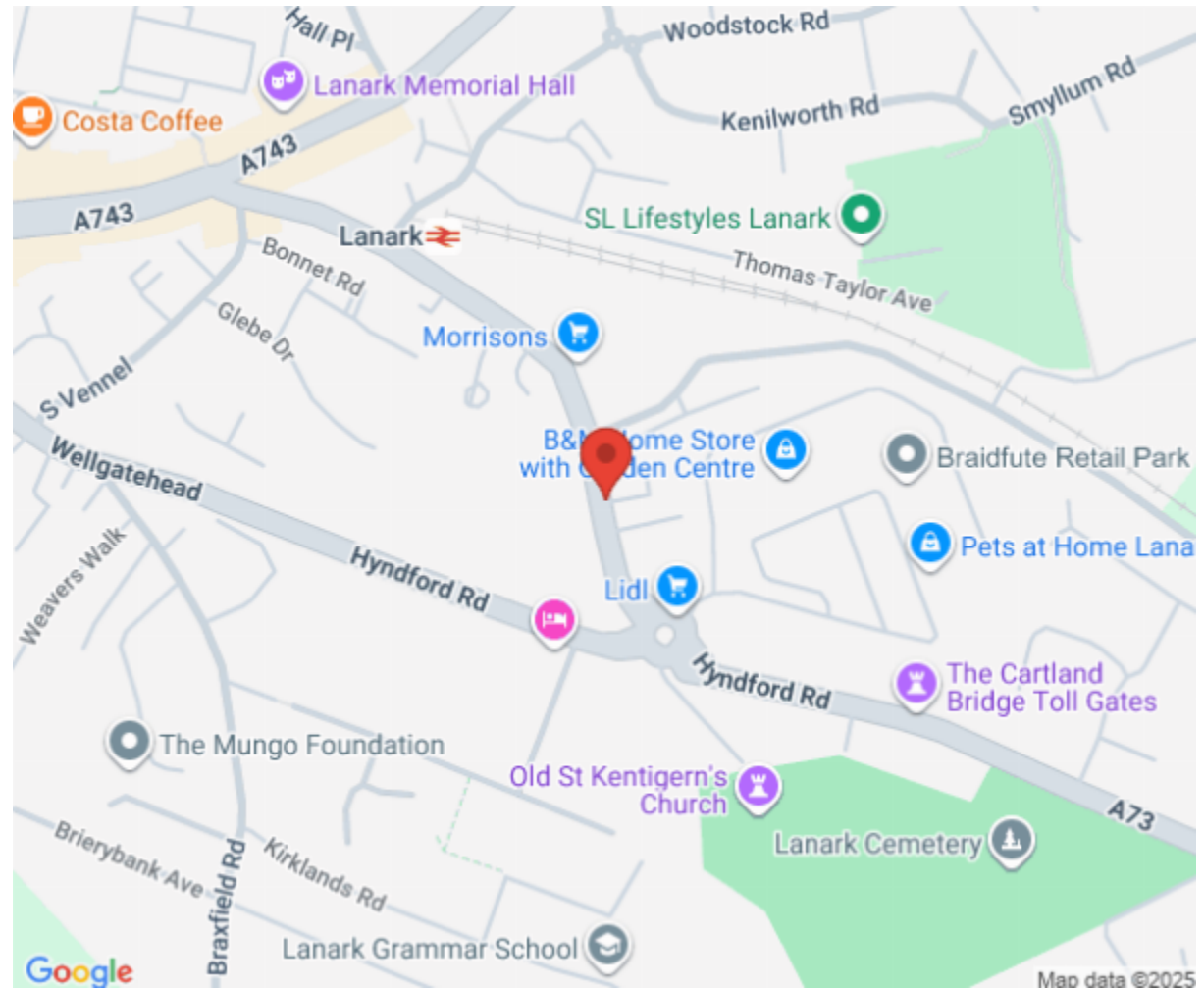
Bedroom one – 5.16m x 2.94m

Ensuite – 1.63m x 1.51m

Bedroom two – 5.17m x 2.81m

Bathroom – 2.09m x 1.75m





 **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.