



№192

RESIDENCE

192 Smyllum Road, Lanark, ML11 7DD

[www.residencestateagents.co.uk](http://www.residencestateagents.co.uk)





Viewing by appointment with Residence Lanark  
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## 3 Bedrooms | 1 Public Rooms | 1 Bathrooms

Beautifully presented three-bedroom, end-terrace villa situated within in a popular residential area in the historic market town of Lanark.

This property has been tastefully modified by its current owners. The spacious accommodation is arranged over two floors with the ground floor comprising; entrance hallway which has an excellent storage space with a cupboard for jackets and a large storage space below the stairs, the bright spacious lounge has a large front facing window which provides the room with excellent natural light, the log burner that has been installed is a fantastic feature for the lounge. The large kitchen/dining room has a modern stylish kitchen with a good range of base and wall mounted units and a gas stove oven. From the dining area you can access the back garden through the French-doors that the current owners has installed.

On the first floor there are two double bedrooms and a single bedroom and a stylish modern family bathroom suite comprising; W.C, wash hand basin set within a vanity unit and bath with shower over.

The loft can be access through the sliding hatch which has a drop-down ladder. The loft has been completely floored and two Velux windows added.

Externally there are generously sized low maintenance gardens to the front and rear which have been beautifully landscaped and communal parking at the rear.

The property benefits from gas central heating mand double glazed windows are installed throughout.

The Royal Burgh of Lanark has a wide range of modern schools, retail park, healthcare, Tesco, Morrison and Lidl supermarkets along with a wide range of local shops. A large recreational facility with gym and swimming pool. The well-known New Lanark world heritage centre, Lanark golf course and Lanark Loch are all within close proximity. Lanark is much favoured particularly for those requiring good transport links with the nearby Lanark station providing regular services to Glasgow/Edinburgh and the M74 motorway is a short drive.

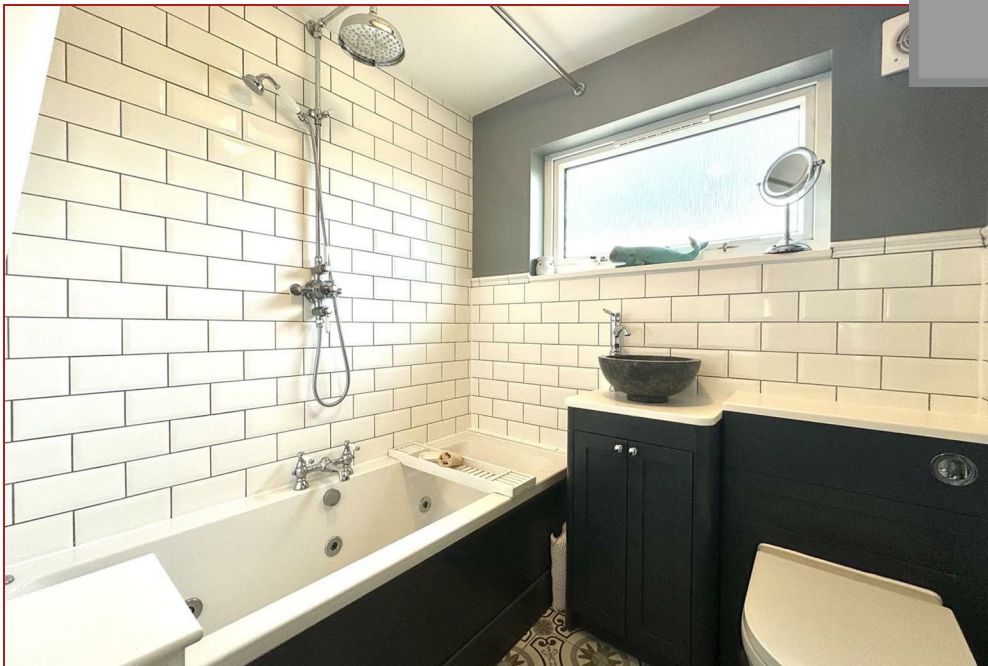


947.22 sq ft | EER = D





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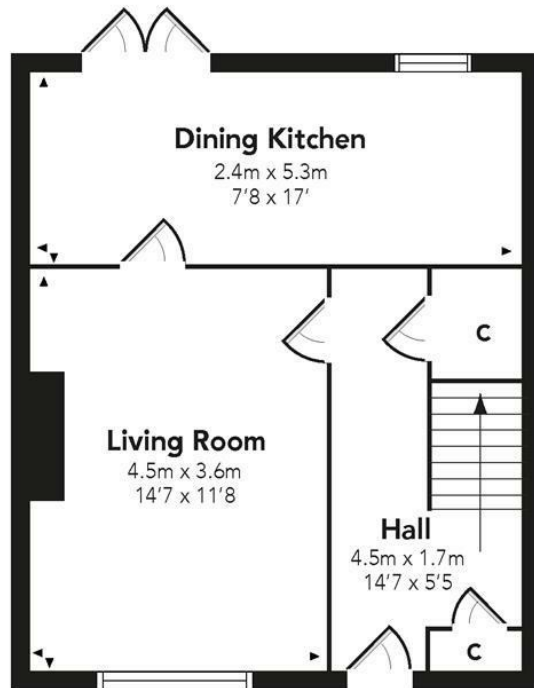




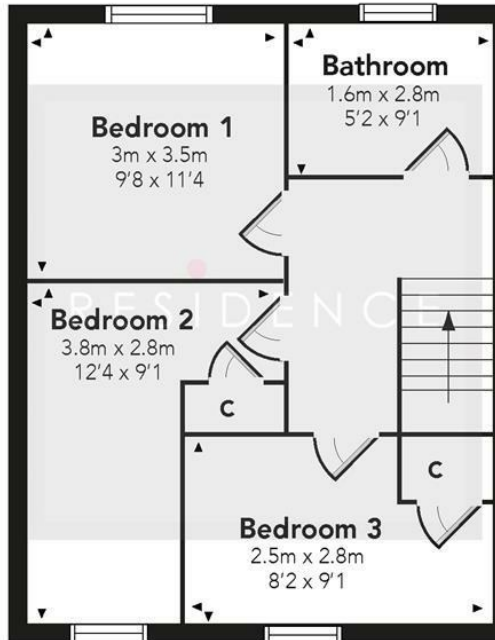


# Smyllum Road

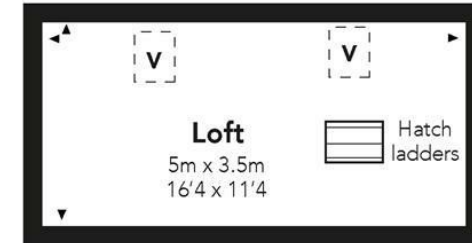
## GROUND FLOOR



## FIRST FLOOR



## LOFT



Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements.

Produced by Plush Plans Ltd

We believe these details to be accurate; however, they do not form any part of a contract. Fixtures and fittings are not included unless specified in the enclosed. Photographs are for general information and it must not be inferred that any item is included for sale with the property. All distances and measurements are approximate. Floorplans may not be to scale and are for illustration purposes only.