



RESIDENCE

14 Kildare Road, , ML11 7AE

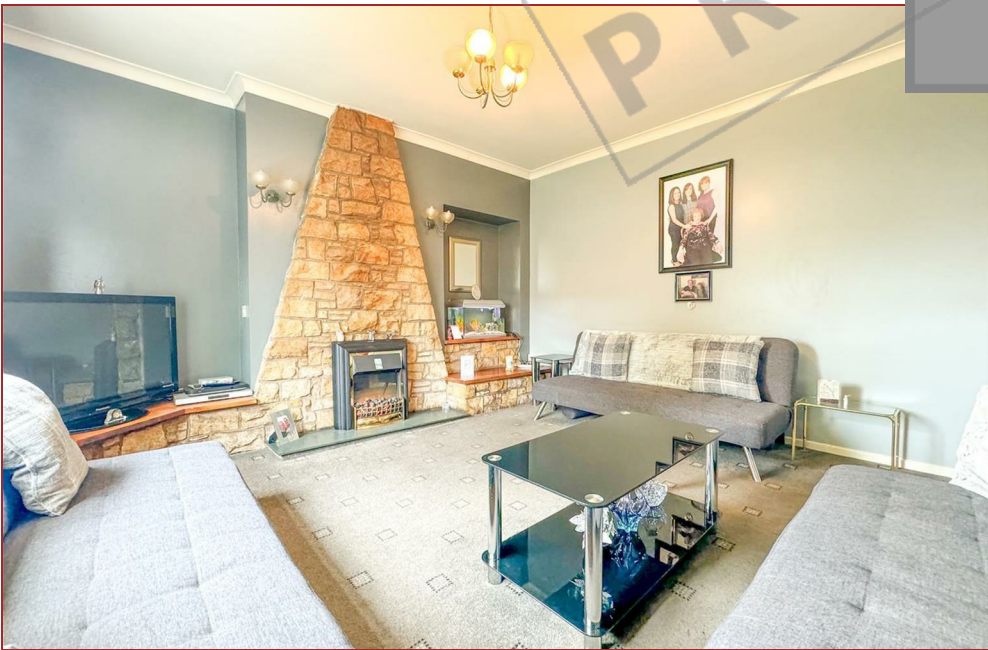
[www.residenceestateagents.co.uk](http://www.residenceestateagents.co.uk)



Viewing by appointment with Residence Lanark  
T: 01555 467222 | E: | A: 68-70 High Street, Lanark, ML11 7ES



PREVIEW  
RESIDENCE



## 3 Bedrooms | 1 Public Rooms | 1 Bathrooms



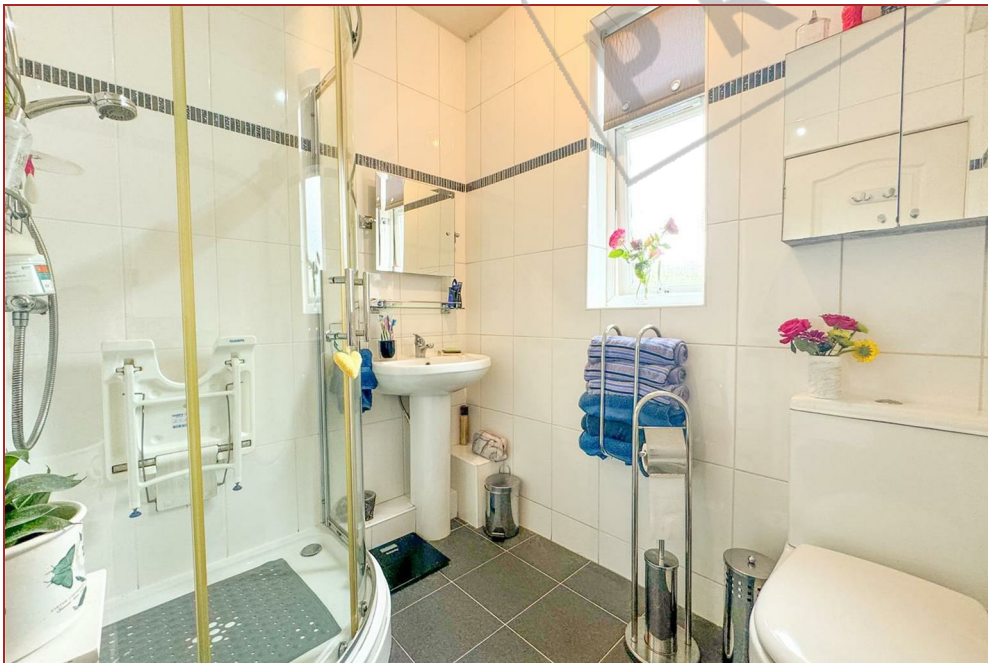
This fantastic three-bedroom semi-detached property sits on a large corner plot and is situated in the heart of the historic market town of Lanark. The property is situated in a very sought after area of Kildare Road, which is only a short walk to the town centre, Lanark Primary and the train station.

The home is entered from the front into a spacious entrance hallway with a generous storage area beside the front door. The lounge is well proportioned with a large window to the front which provides the room with an abundance of natural light. The kitchen at the rear and is fitted with a good selection of base and wall mounted storage units. The Kitchen/Diner also provides access to the large rear garden. The ground floor is completed by the family shower room which has a suite comprising; W.C, wash hand basin and shower cubicle.

On the first floor there is a large landing area with storage cupboard along with three excellent double bedrooms and access to the attic.

Externally there are beautifully well-tended spacious gardens. This property has an exceptionally large corner plot which the owners have thoughtfully landscaped over the years. To the front you have a private driveway along with a lovely mature garden. You can access the rear of the property through the side gate to again a fantastic large garden that has been fully landscaped and would be excellent for a family.

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.



1011.00 sq ft | EER = C



PREMIER  
RESIDENCE



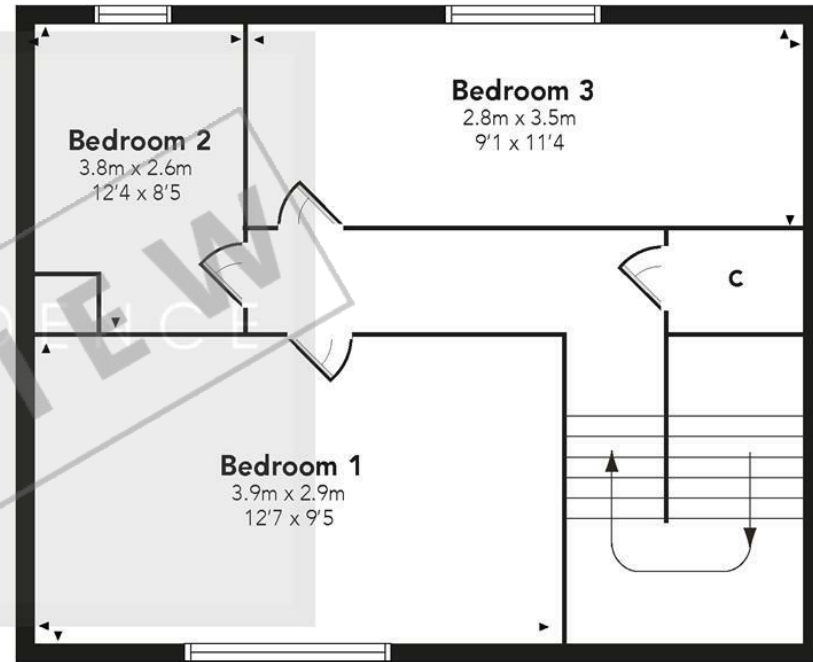


# Kildare Road

GROUND FLOOR



FIRST FLOOR



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.