



RESIDENCE

52 Bloomgate, Lanark, ML11 9ET

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



Viewing by appointment with Residence Hamilton  
T: 01698 444333 | E: [hamilton@residenceestateagents.co.uk](mailto:hamilton@residenceestateagents.co.uk) | A: 34 Cadzow Street, Hamilton, ML3 6DG





## 3 Bedrooms | 1 Public Rooms | 1 Bathrooms

This converted three-bedroom townhouse is situated within the popular, historic market town of Lanark. The two-storey house has been converted, extended and fully modified from commercial, to a beautiful residential property in true modern turnkey condition.

The property can be entered from the front or the rear. To the rear of the property is private parking which has been fully landscaped including new fencing, chip-stones laid, and new steps created to access the property from the back.

On the first floor there is a fabulous open plan kitchen/dining/living area that is a real key feature of the property. The kitchen has a wide variety of quality integrated appliances, and two large Velux windows allowing maximum light flow into the kitchen area. The living/dining area has large French-doors leading to the monoblack patio area at the rear of the property. Off the kitchen a spacious utility room which allows access to the back of the property. Finishing off the ground floor is a large bedroom that faces the front of the property and an exquisite bright modern family bathroom.

The staircase provides a stunning focal point to the kitchen/dining/living area and gives access to the spacious second and third bedroom. Both bedrooms have storage cupboards along with a separate storage cupboard on top of the landing.

The property benefits from gas central heating, double glazed windows and substantial storage 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.



1290.00 sq ft | EER =

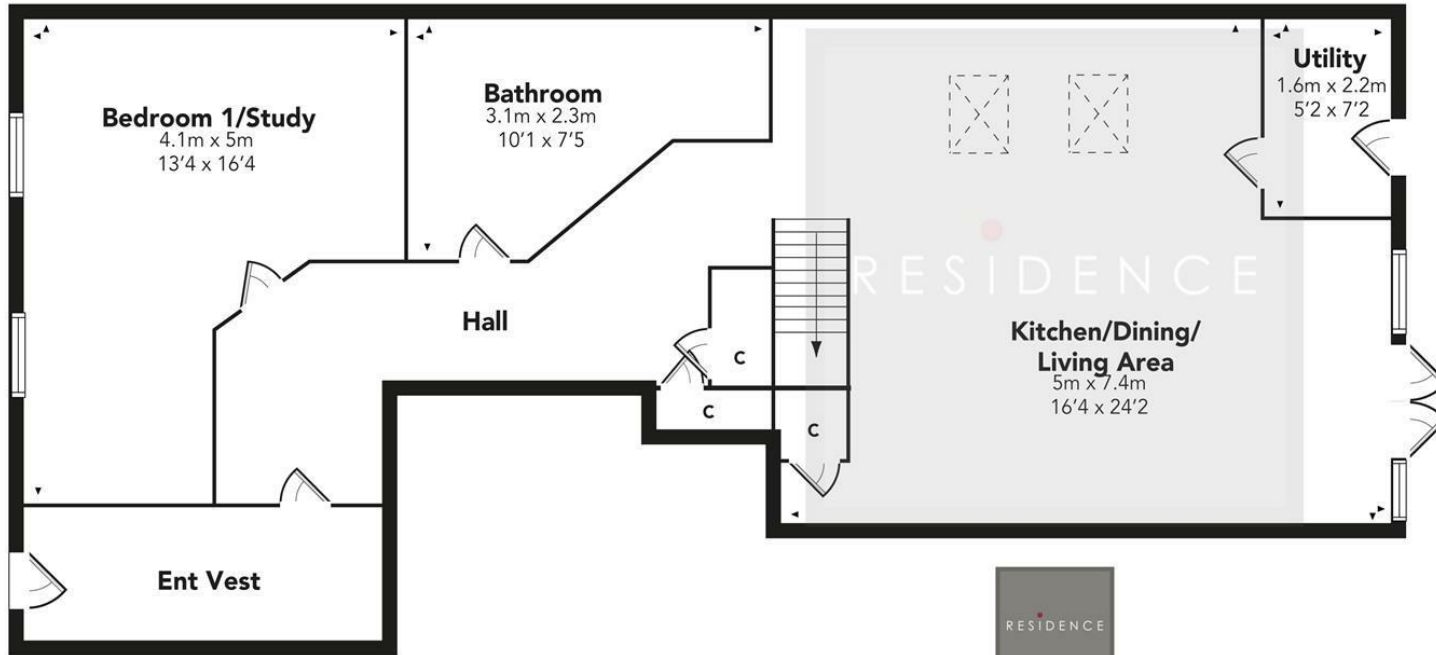


RESIDENCE

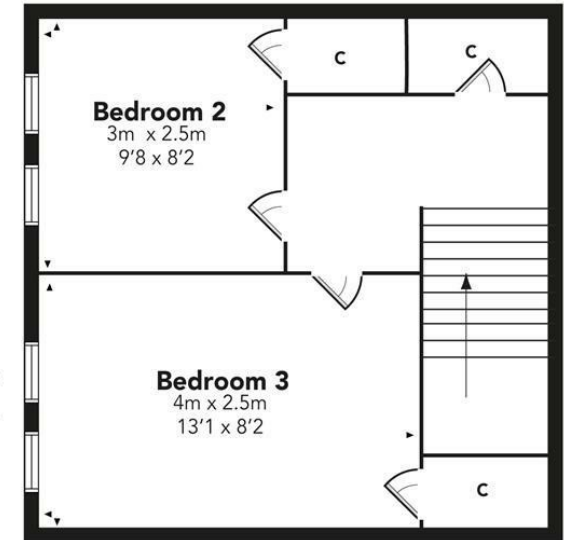


# Bloomgate

## 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.