

cruive
ESTATE AGENTS

OFFERS OVER

£185,000

The Auld Bank, Main Street
Lanark, ML11 8HH

PROPERTY SUMMARY

Commanding a prominent corner plot position in the pretty rural town of Carnwath is this stunning traditional lower conversion within the former Royal Bank of Scotland building. Offering substantial, immaculately maintained accommodation, a plethora of original features, and a fully enclosed, landscaped Southwest facing garden, this beautiful period home offers a rare opportunity for a discerning purchaser to obtain a property of this calibre within the area.

The spacious layout of apartments comprises; welcoming entrance vestibule, striking front facing lounge flooded with light from bay window, feature marble fireplace with log burning stove effect electric fire, ornate corning, and herringbone pattern flooring continuing into attractive dining room where a second marble fireplace can be found, with a working log burning stove. The sleek modern fitted kitchen has been thoughtfully designed to offer an abundance of storage, plenty of worktop space, integrated appliances, access to garden, and an open outlook to the dining area perfect for entertaining.

The light and airy accommodation continues with two well-appointed double bedrooms both with their own recently fitted, hotel worthy en-suite facilities. The master bedroom benefits from attractive coving and has a four-piece modern en-suite with double shower enclosure and feature free-standing bathtub; the second double bedroom has a tasteful modern three-piece en-suite shower room. The accommodation is completed by a modern three-piece guest

2



3



2











TOTAL: 130 m²
FLOOR 1: 130 m²
EXCLUDED AREAS: STORAGE: 6 m², UTILITY: 8 m², " ": 39 m², FIREPLACE: 1 m²

This Floorplan Is Intended To Give An Indication Of The Layout Only.



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LOCAL AUTHORITY

South Lanarkshire

TENURE

Freehold

COUNCIL TAX BAND

D

VIEWINGS

By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland		
		EU Directive 2002/91/EC

75

56

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

