



Offers over £155,000

rare self build opportunity in one of Lanark's finest addresses with breathtaking views over the countryside.

he plot offers a great degree of privacy and is situated on an elevated position measuring approximately 2800m2. Planning permission has been ranted for a bespoke 4 bedroom detached bungalow and separate detached garage. Services are available on site.

Full details can be found by visiting the South Lanarkshire Council website and using planning reference P/22/1096 and the appeal decision can be found by using the following link -

scotland.gov.uk/CaseDetails.aspx?id=12

Mousebank Road is in a much sought after residential area and is within easy walking distance of the town centre which offers a wide range of opping, bars and restaurants, a sports complex, health centre and doctor's surgery. Lanark is surrounded by open countryside affording beautiful ks, whilst nestled nearby is the renowned New Lanark World Heritage Centre. Additionally Lanark boasts being home to the oldest inland Golf Course in the World. For those commuting Lanark has both rail and bus links located in the centre of the town making for an easily accessible commute for those travelling to Glasgow, Lanark is a 40 minute drive to Glasgow, Edinburgh, Stirlingshire and the Borders. In respect of education Lanark has a number of Nursery establishments, four primary schools and a large modern Grammar School.

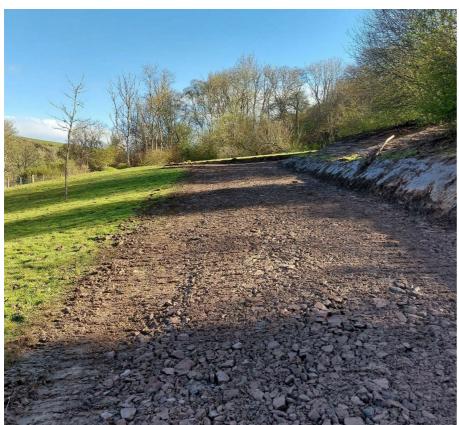
## Viewing

Please contact our AB Properties Office on 01555 660077 if you wish to arrange a viewing appointment for this property or require further information.



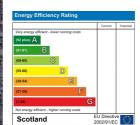








## **Energy Efficiency Graph**













These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.