



AB Properties



70 St. Leonards Road
, Lanark, ML11 7DW

Offers over £65,000



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**** NEW BOILER HAS BEEN RECENTLY INSTALLED****

Well-presented ground floor flat situated within a popular residential area in the Royal Burgh of Lanark.

This flat would make an excellent first time buy, downsize or even a buy to let investment.

The well-proportioned accommodation is arranged over one level and comprises of a spacious lounge, a brand-new kitchen, a contemporary bathroom, and two double bedrooms.

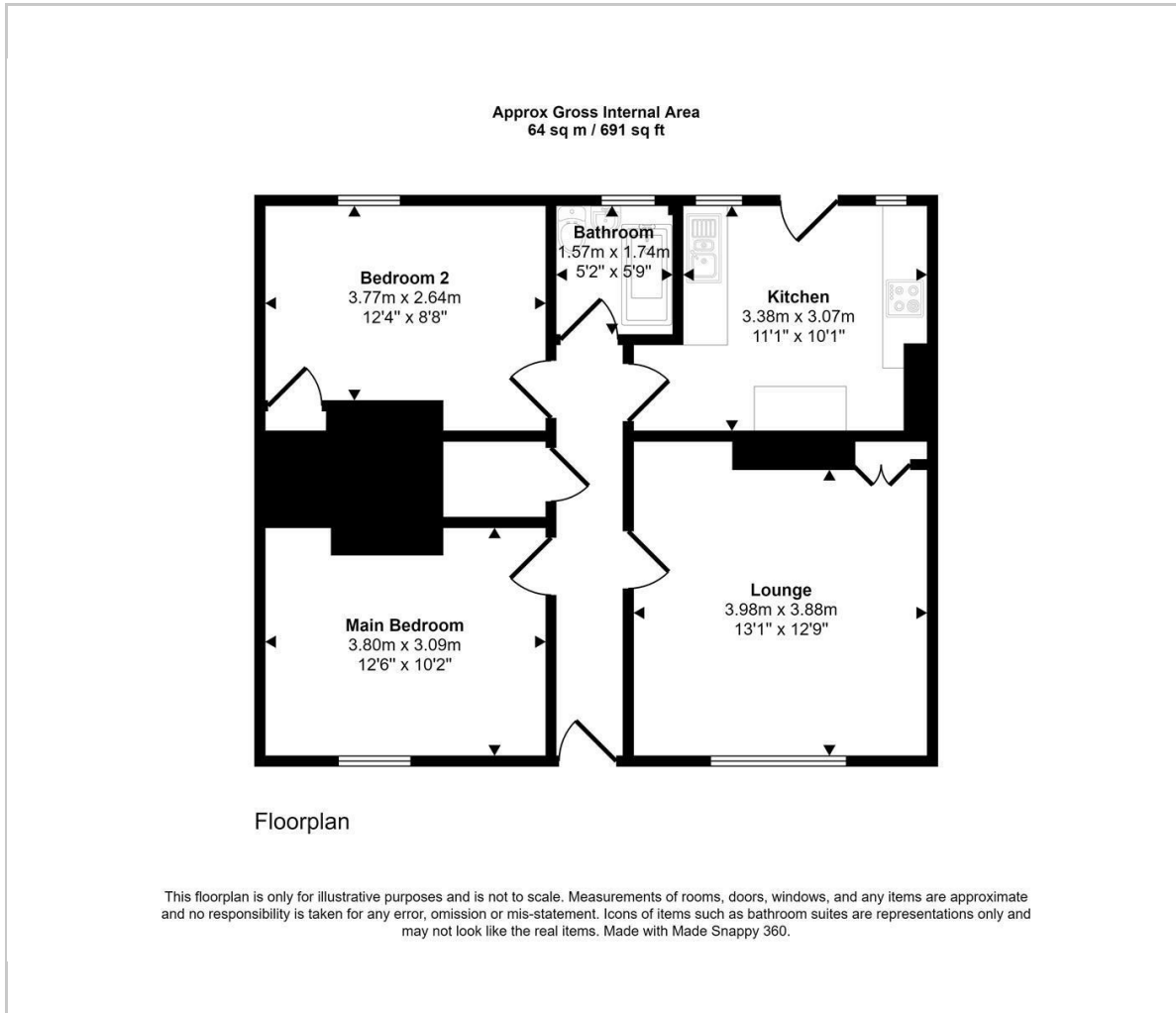
Additionally, the property benefits from gas central heating with a brand-new boiler, double glazing, and ample storage cupboards.

Externally there are generous private gardens to the front and rear of the flat which are primarily laid to lawn. There is also a carpark directly in front of the flat allowing off-street parking for residents and guests.

The property sits in an ideal quiet location minutes walk from Lanark town centre. The Royal Burgh of Lanark is steeped in history and has all the required facilities, including good shops, restaurants, leisure facilities, health centre, train station and excellent primary and secondary schools. Lanark is much favoured particularly for those requiring good transport links, local train station and easy access to Glasgow and Edinburgh. Edinburgh City Bypass is only a thirty minute drive away, giving access to East Central Scotland. The M74 is only a fifteen minute journey giving access to Glasgow and the West of Scotland. In all, this property is ideally situated for the commuter to either Edinburgh or Glasgow.





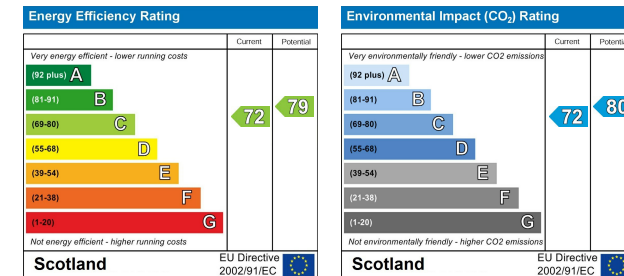


Viewing

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



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