



AB Properties



60 Castlegate  
, Lanark, ML11 9EF

Offers over £100,000





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, Lanark, ML11 9EF

AB Properties are delighted to present this traditional cottage-style bungalow situated within a desirable location in the town centre of The Royal Burgh of Lanark.

The bungalow boasts generously proportioned accommodation arranged over one level comprising of a welcoming entrance vestibule and hallway, a formal lounge with a lovely feature fireplace and double aspect windows allowing lots of natural light. There is also a modern kitchen with integrated oven and hob, a contemporary bathroom with shower over bath, and a double bedroom.

Additionally, the bungalow benefits from gas central heating, lovely sash and case windows, and ample storage facilities.

Externally there is a generous private garden to the rear which is primarily laid to lawn with a chipped patio area. There is ample on-street parking to the front of the property.

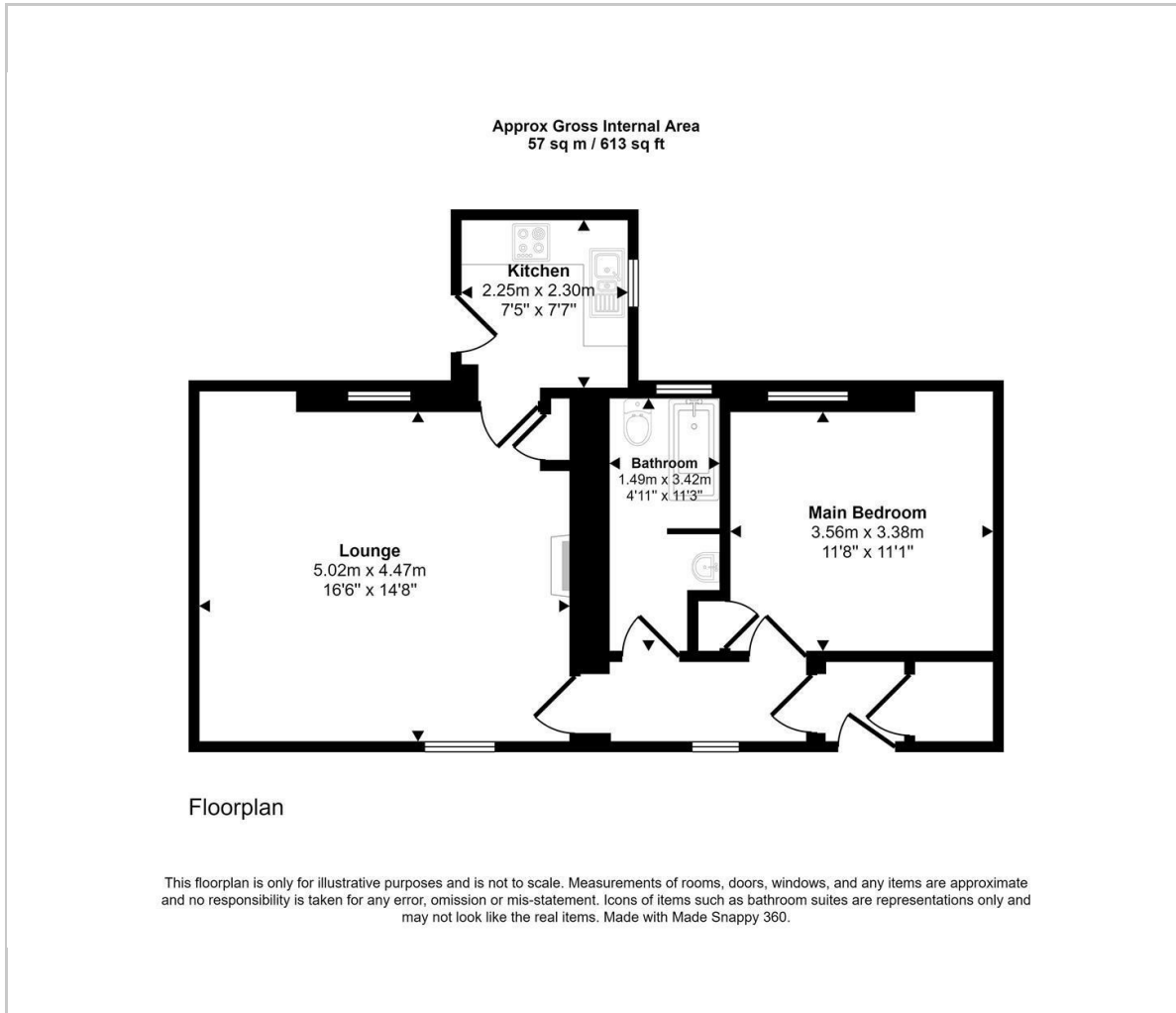
The property is set within the idyllic Royal Burgh of Lanark, where a wide range of schools, shops, amenities, entertainment and recreational facilities can be found. Also, the well-known New Lanark world heritage centre, the famous Lanark golf course and the stunning Lanark Loch are all within close proximity. The beautiful Castlebank Park and Delves Park are but a minutes walk away. Lanark is much favoured particularly for those requiring good transport links, local train station and easy access to Glasgow and Edinburgh.









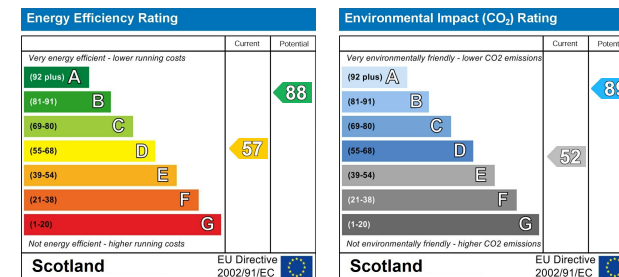


## Viewing

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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