



AB Properties



5 Stanmore Avenue  
, Lanark, ML11 7HD

Offers over £149,995



3



1



2



D





Immaculately presented extended three-bedroom terraced villa situated within a central and desirable location in the Royal Burgh of Lanark.

The property boasts generous accommodation arranged over two levels with the ground floor comprising of a welcoming entrance vestibule and hallway with large storage cupboard, a family bathroom with shower over bath, a spacious lounge, a second public room which is currently being utilised as a playroom, and a modern dining kitchen with a large pantry cupboard and patio doors to the rear garden.

Upstairs offers a spacious landing with storage cupboard, and three double bedrooms, two of which have fitted storage cupboards.

Additionally, the property benefits from gas central heating, double glazing, and a huge attic conversion which is currently being utilised as a bedroom.

Externally there is a monoblocked driveway to the front of the property and a generous private garden to the rear which has been beautifully landscaped to include a sizeable lawn and composite deck.

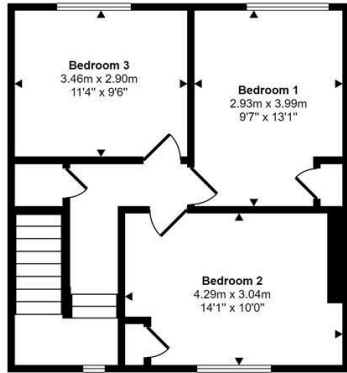
The property is set within the idyllic royal borough of Lanark, where a wide range of schools, shops, amenities, entertainment and recreational facilities can be found. Also, the well-known New Lanark world heritage centre, the famous Lanark golf course and of course the stunning Lanark Loch are all within close proximity. 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.



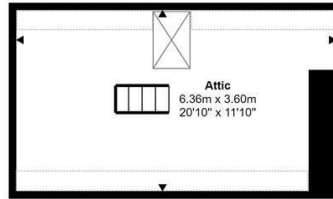
Approx Gross Internal Area  
136 sq m / 1462 sq ft



Ground Floor  
Approx 67 sq m / 719 sq ft



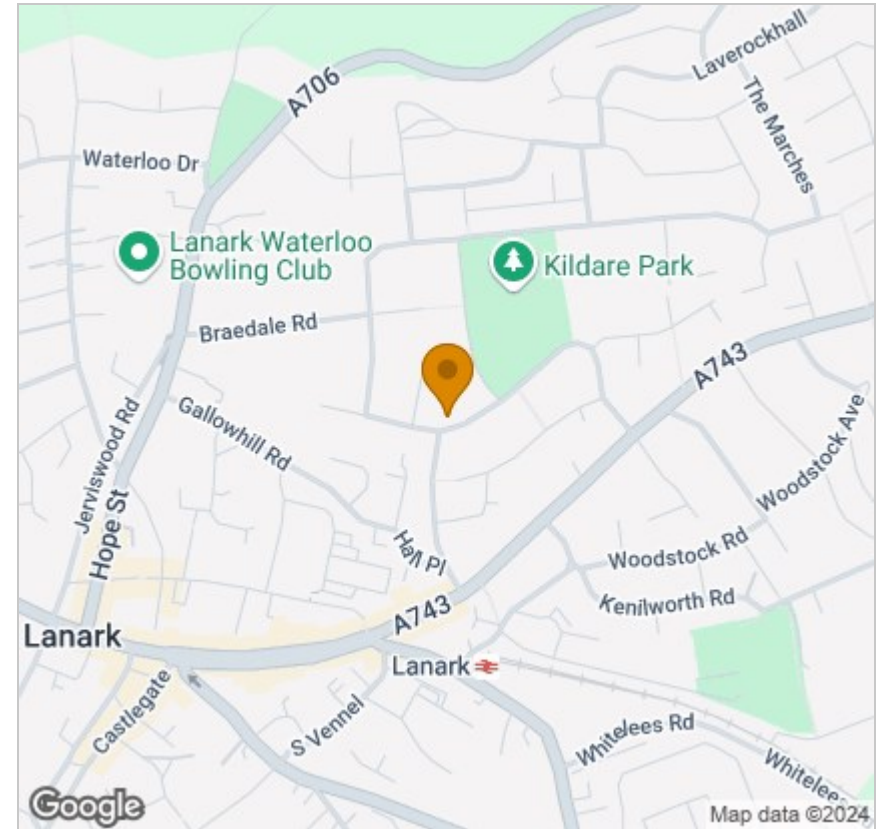
First Floor  
Approx 46 sq m / 497 sq ft



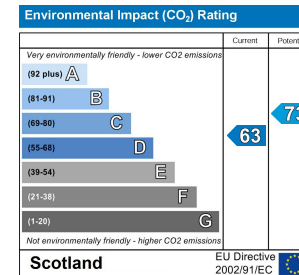
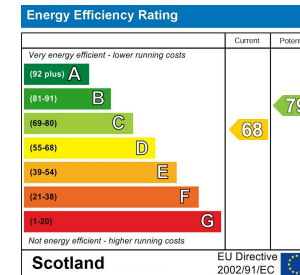
Second Floor  
Approx 23 sq m / 246 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



## Energy Efficiency Graph



## 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.

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.

19 Bannatyne Street, Lanark, Lanarkshire, ML11 7JR  
Tel: 01555 660077 Email: admin@ab-properties.co.uk ab-properties.co.uk