



AB Properties



30 Lockhart Drive
, Lanark, ML11 9HX

Fixed Price £230,000



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****HOME REPORT - £240,000 ****

Set within a desirable location in the Royal Burgh of Lanark, this charming three-bedroom detached house offers spacious and versatile living.

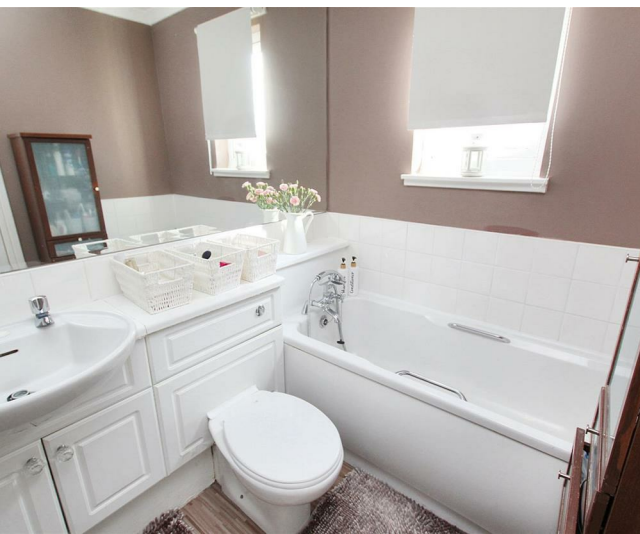
The property is arranged over two levels, with the ground floor comprising a welcoming entrance hallway, a convenient WC, and a bright, spacious lounge with a large storage cupboard. A few steps lead to the modern dining kitchen, which features a breakfast bar for informal dining and a range of integrated appliances, including a gas hob, mid-height oven, and extractor hood.

On the upper level, there is a landing with additional storage space, a family bathroom, and three generously sized bedrooms. Each bedroom benefits from fitted wardrobes, and the master bedroom includes an en-suite shower room for added convenience.

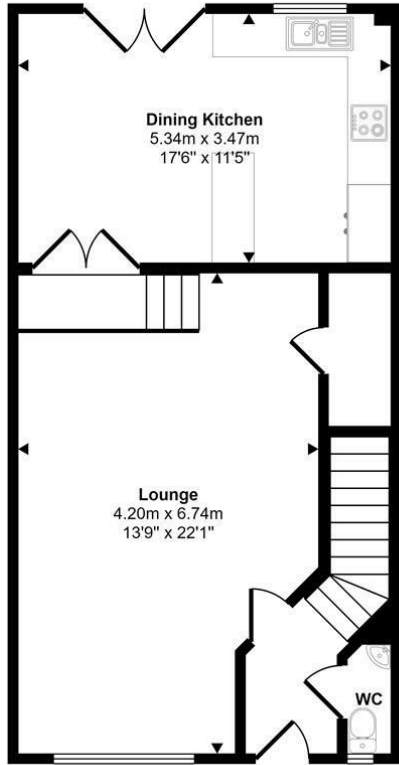
Further benefits include gas central heating and double glazed windows are installed throughout.

Externally, to the front of the property there is an artificial lawn, paved patio area and a driveway giving access to a single garage. The enclosed rear garden is split over two levels, offering a paved patio and a sizable lawn.

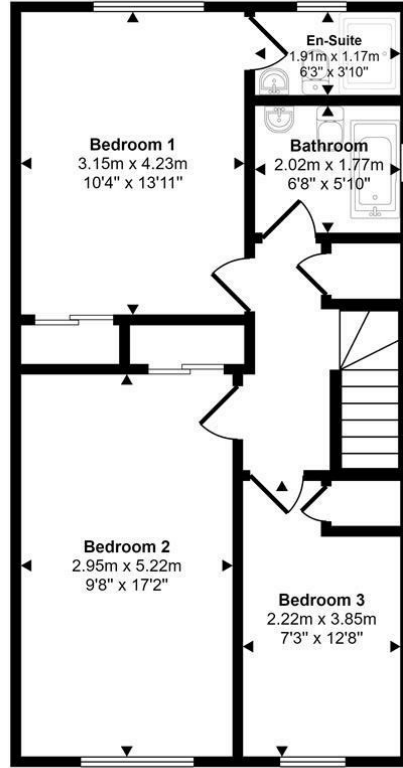
The property is set within the idyllic Royal Burgh of Lanark, where a wide range of schools, shops, amenities, entertainment and recreational facilities can be found. Also, the well-known New Lanark world heritage centre, the famous Lanark golf course and the stunning Lanark Loch are all within close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



Approx Gross Internal Area
110 sq m / 1179 sq ft

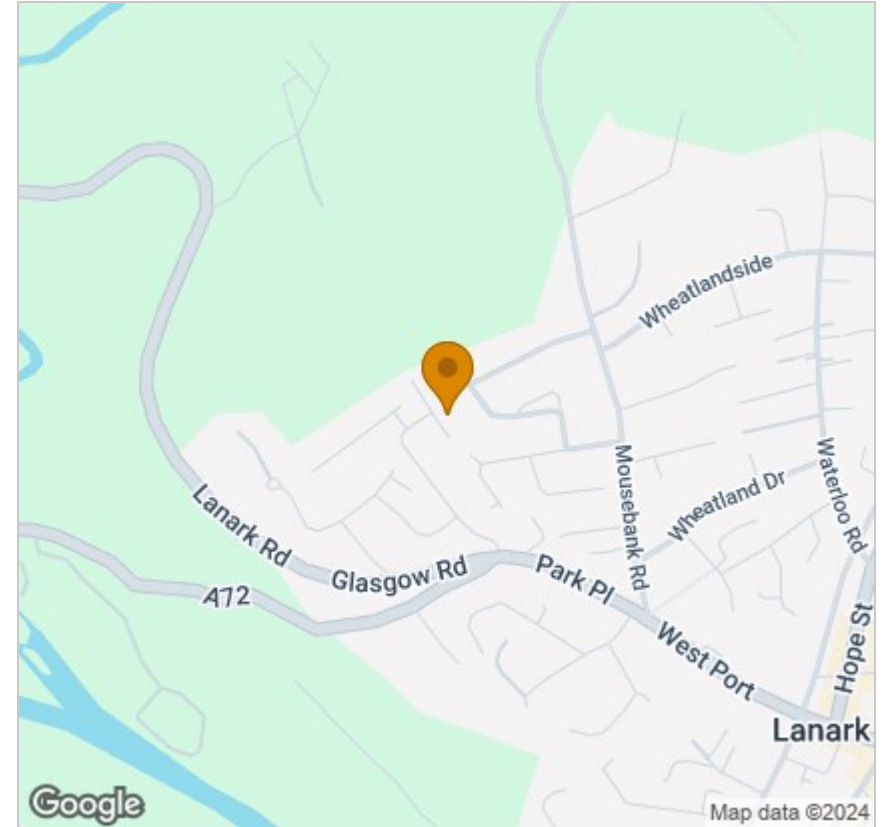


Ground Floor
Approx 55 sq m / 593 sq ft

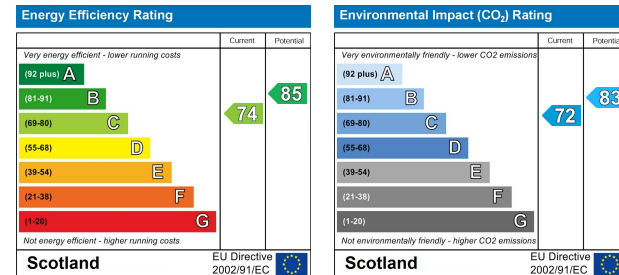


First Floor
Approx 55 sq m / 587 sq ft

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.

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