



AB Properties

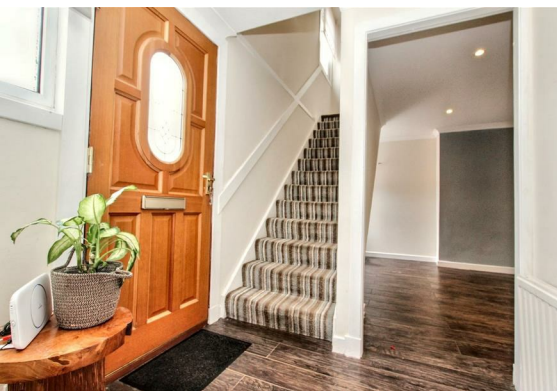


60 St. Nicholas Road  
, Lanark, ML11 7HN

Offers over £98,000











This extended three-bedroom semi-detached home offers spacious and versatile living in a popular residential area of Lanark.

Upon entering, a welcoming hallway provides access to a convenient storage cupboard and a bathroom fitted with a shower over the bath. The bright lounge leads through to a rear sitting room, offering views over the garden. The ground floor also features a well-equipped fitted kitchen and a rear vestibule, which offers additional space for appliances.

Upstairs, the property boasts three generously sized bedrooms, one of which includes a built-in storage cupboard.

The home benefits from gas central heating and double glazing throughout.

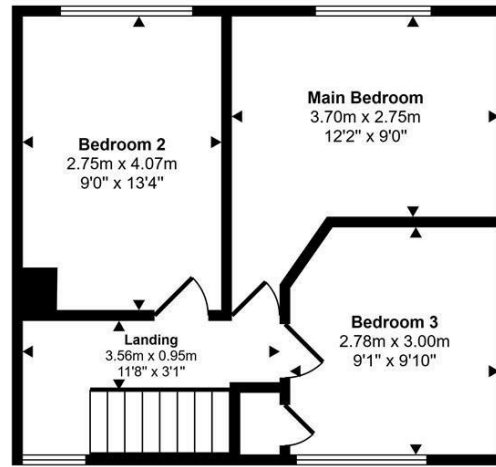
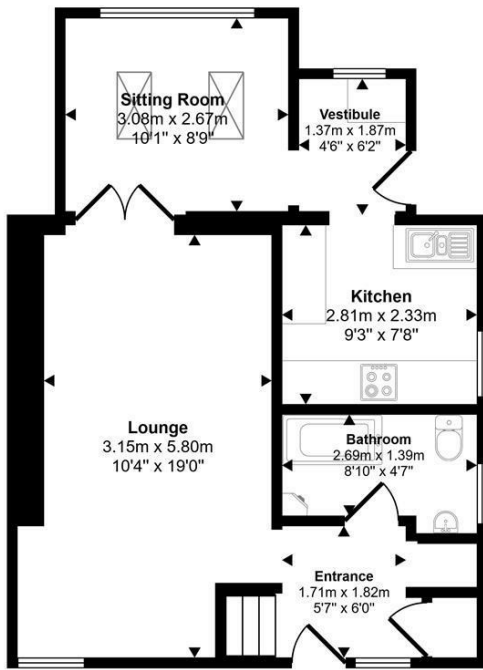
Externally, the front garden is laid with chips, complemented by a monoblock driveway that provides ample off-street parking. The enclosed rear garden is laid to lawn.

Located within easy reach of Lanark town centre, local schools, and transport links, this property presents an excellent opportunity for families and first-time buyers alike.

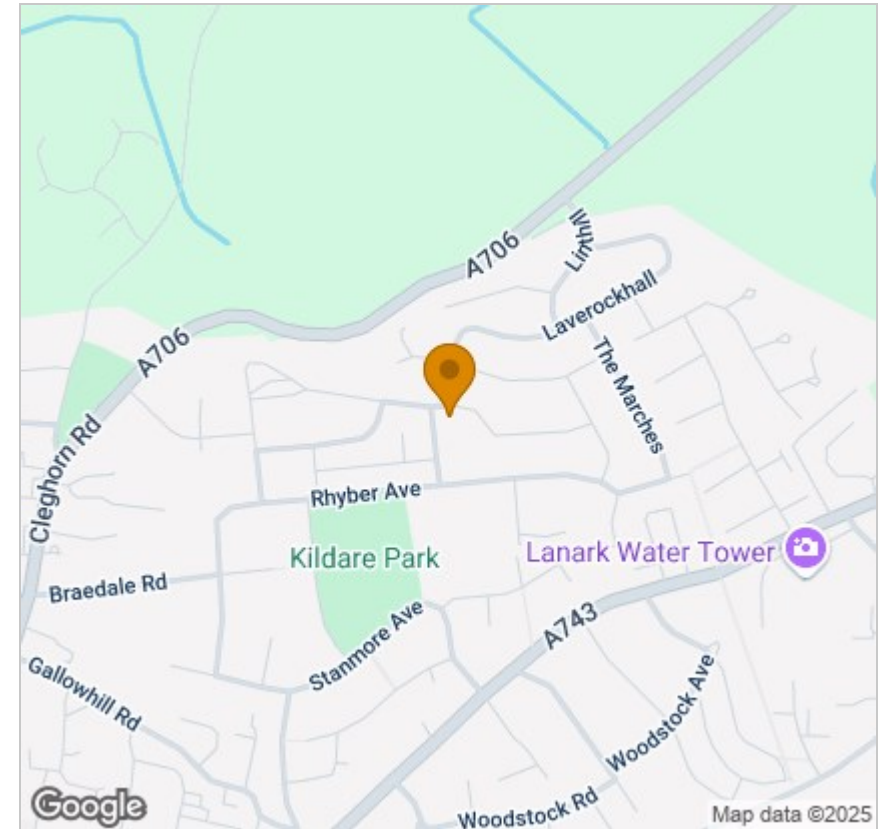




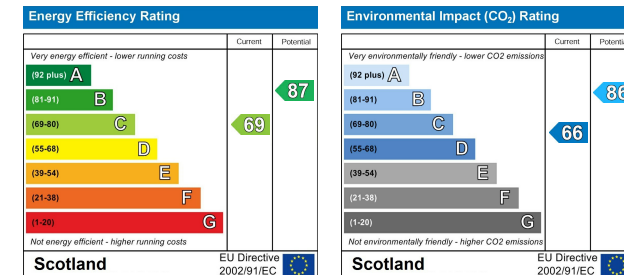
Approx Gross Internal Area  
88 sq m / 946 sq ft



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.

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