



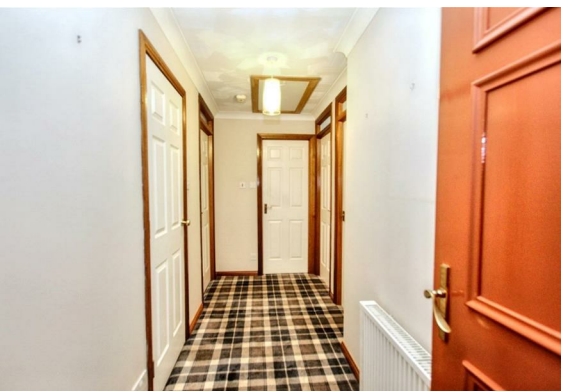
AB Properties



78C Hyndford Road
, Lanark, ML11 9AU

Offers over £168,000







Well-proportioned and immaculately presented, this two-bedroom first floor apartment is set within a popular development on Hyndford Road, close to all the excellent amenities the market town of Lanark has to offer.

Accessed via secure door entry into a communal stairwell, the accommodation comprises a welcoming entrance hallway with large storage cupboard, a spacious lounge enhanced by a beautiful bay window, and a stylish fitted kitchen. The kitchen includes a range of integrated appliances such as a fridge-freezer, eye-level microwave, mid-height double oven, ceramic hob, and extractor hood. There are two double bedrooms, both benefiting from built-in storage, and a modern shower room completing the layout.

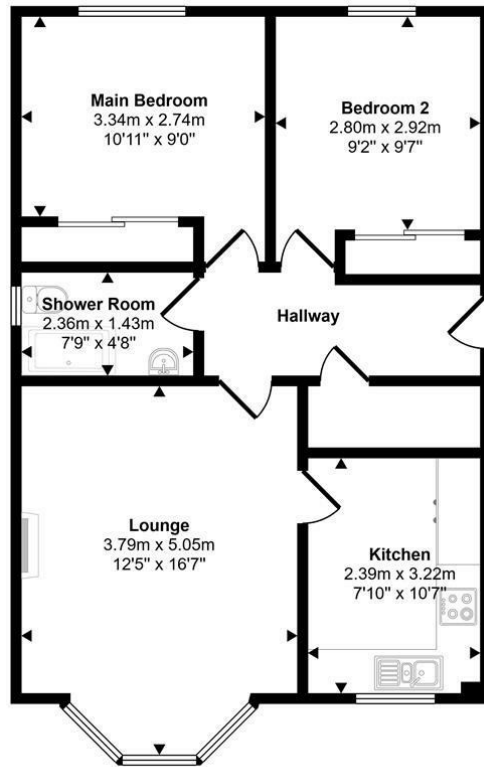
Externally, the property enjoys an allocated parking space, ample visitor parking, and a large communal rear garden with a well-kept lawn and chipped patio area.

Additional benefits include a single garage, electric storage heating, and double-glazed windows throughout.

Perfectly positioned for commuters, Lanark offers excellent transport links with a local train station and easy access to both Glasgow and Edinburgh. The Edinburgh City Bypass is only a thirty-minute drive away, while the M74 is just fifteen minutes, providing convenient routes across Central Scotland.



Approx Gross Internal Area
60 sq m / 648 sq ft



Floorplan

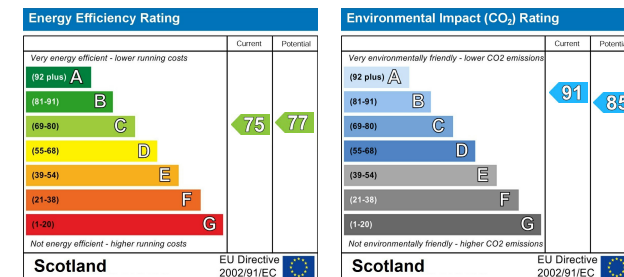
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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

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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