



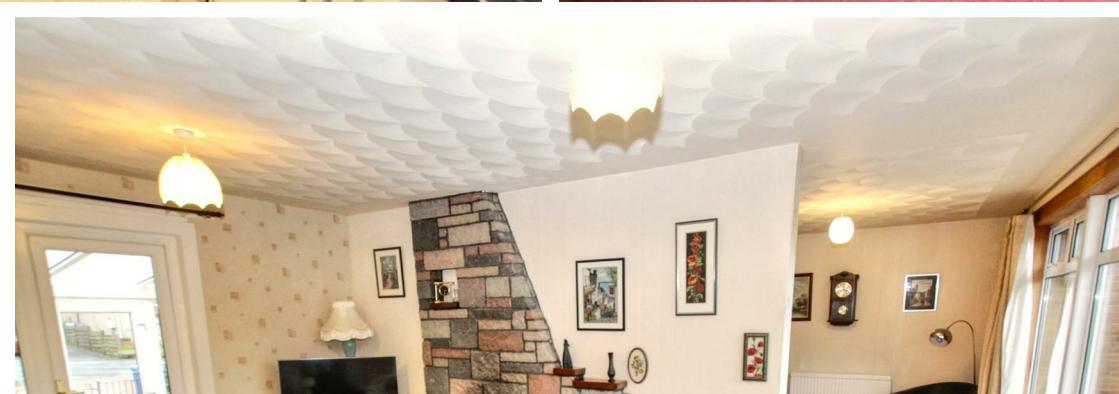
AB Properties



3 Laverockhall  
, Lanark, ML11 7HZ

Offers over £214,995







Charming three-bedroom detached bungalow, situated within the highly sought-after Laverockhall area of Lanark. This attractive home offers spacious and flexible accommodation, ideal for families, couples, or downsizers alike.

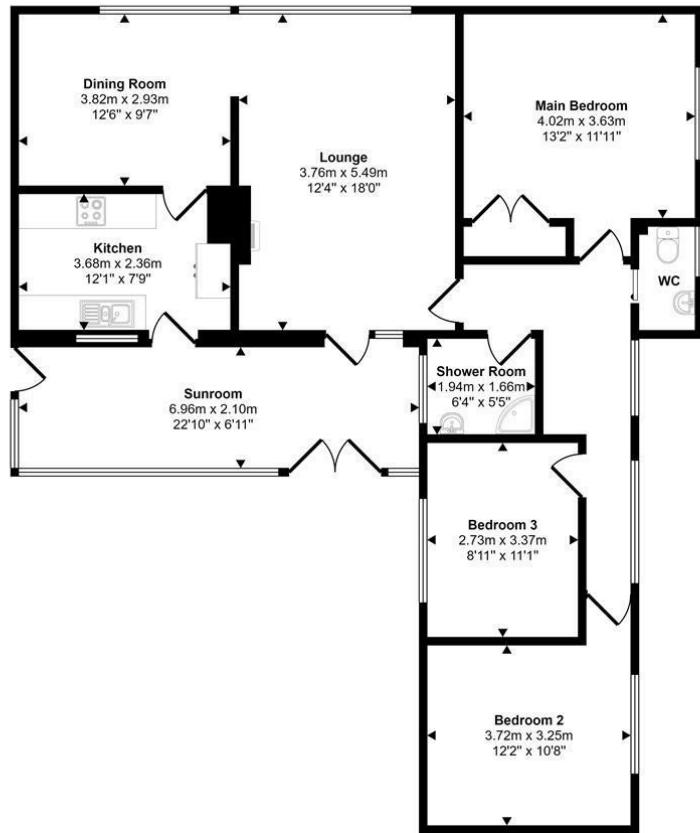
The accommodation comprises a welcoming sunroom to the front, providing a bright and relaxing seating area, which leads through to a spacious lounge open plan to a dining area. Large windows flood this space with natural light, creating a warm and inviting atmosphere.

The fitted kitchen offers an integrated oven, hob, and extractor hood, along with ample worktop and storage space. From the hallway, there is access to a shower room, a convenient WC, and three generously sized bedrooms, one of which benefits from fitted wardrobes for additional storage.

The property is heated via gas central heating and features double glazing throughout.

Externally, there is a large monoblock driveway to the front providing ample off-street parking and access to a single garage and separate store. The front garden is attractively landscaped for low maintenance, while the enclosed rear garden has been thoughtfully designed with decorative stone chips, a paved area, and a charming greenhouse, perfect for gardening enthusiasts.

Located within one of Lanark's most popular residential areas, this property offers a wonderful combination of comfort, convenience, and easy access to local amenities, schools, and transport links.

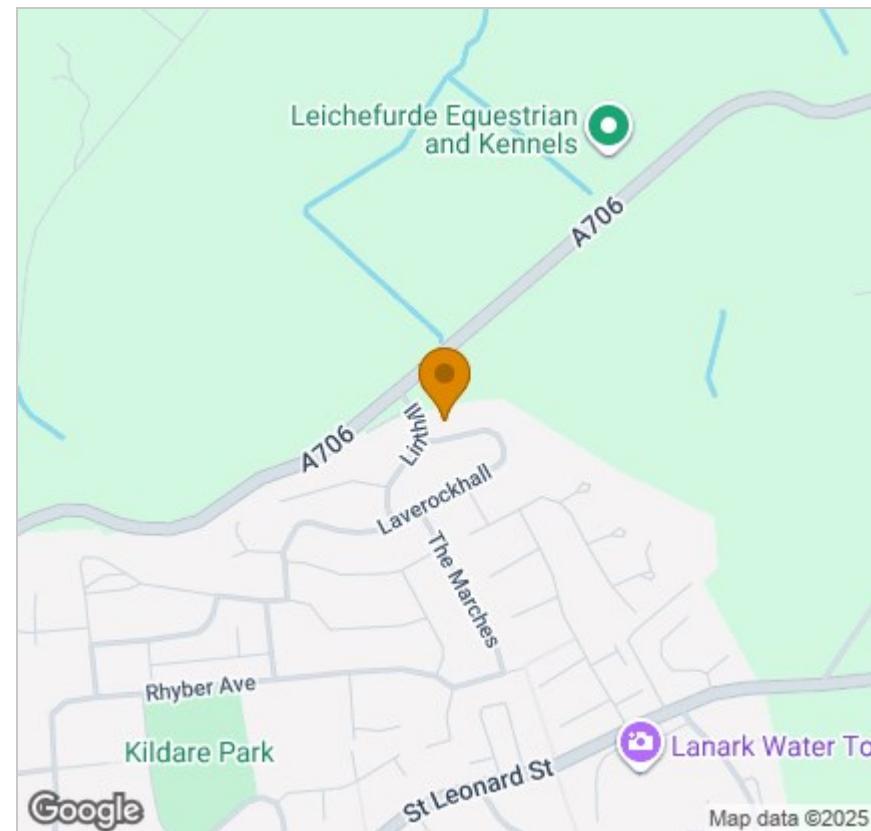


Floorplan

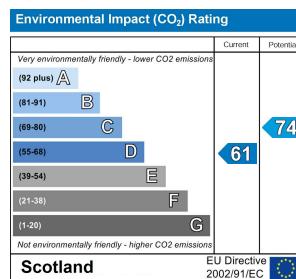
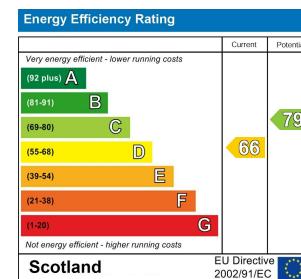
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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