



RE/MAX
CLYDESDALE & TWEEDDALE

13 Long Row, Lanark
Offers Over £199,000

13 Long Row

New Lanark, Lanark

Charming, traditional Grade A listed, three storey Georgian townhouse built circa 1790's, situated in the UNESCO World Heritage site of New Lanark. Next to the River Clyde, it sits in a conservation area and a nature reserve, fantastic for scenic walks and enjoying the abundant wildlife locally. New Lanark comprises a mixture of privately owned and New Lanark Trust homes, a hotel with restaurant and spa facilities, an award-winning visitor centre, cafe and wildlife trust. Just a few minutes from the town of Lanark, this quiet village is a small piece of preserved history.

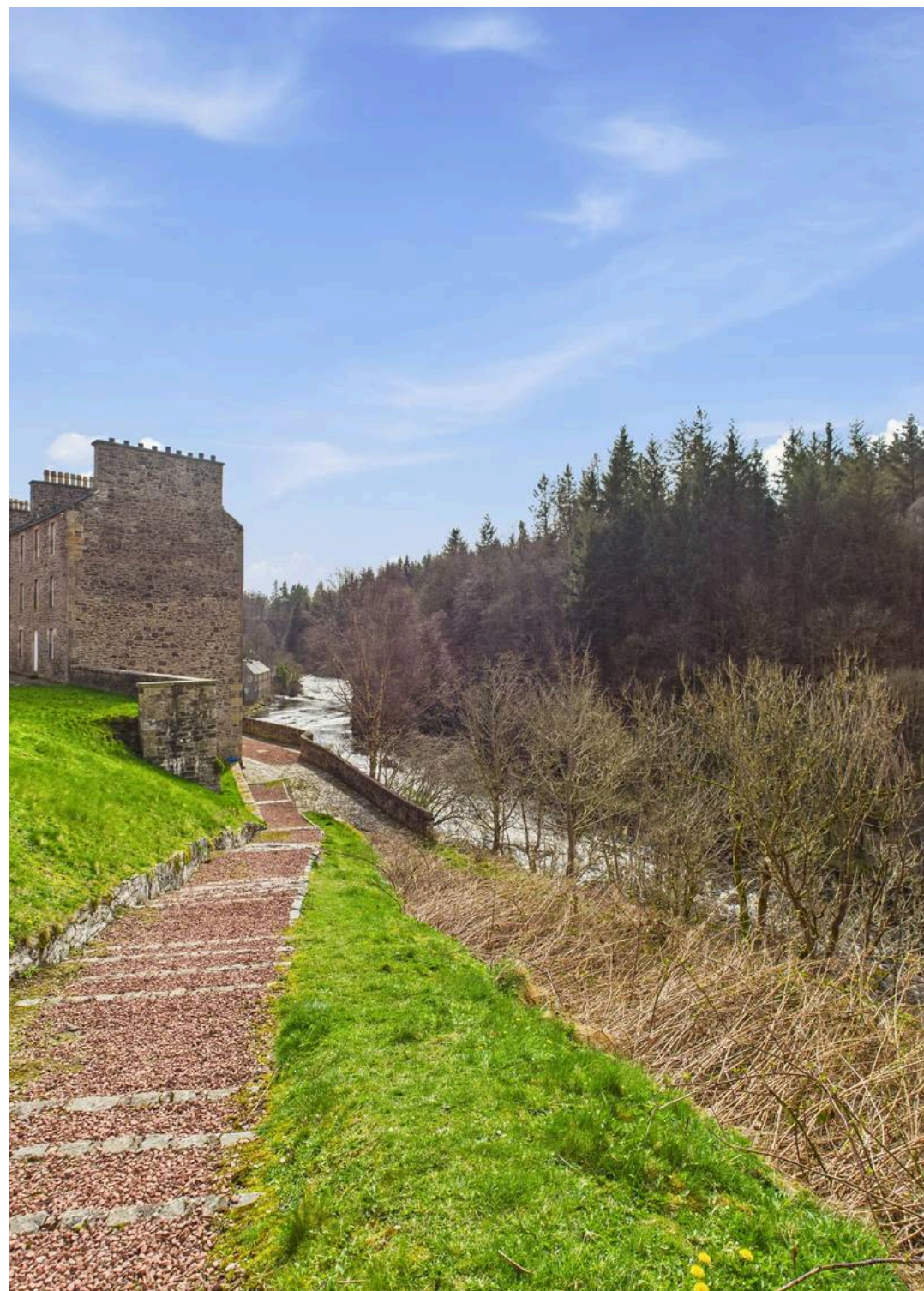
Internal accommodation comprises; entrance hallway to lower level provides access to a bedroom, shower room and utility room with two large walk-in storage cupboards. To the middle level, there is a large dining kitchen, spacious living room with feature stone wall and a hallway with access to the rear courtyard area and communal drying green.

The upper level comprises a further three bedrooms and family bathroom with suite comprising W.C, wash hand basin, bath and separate shower cubicle.

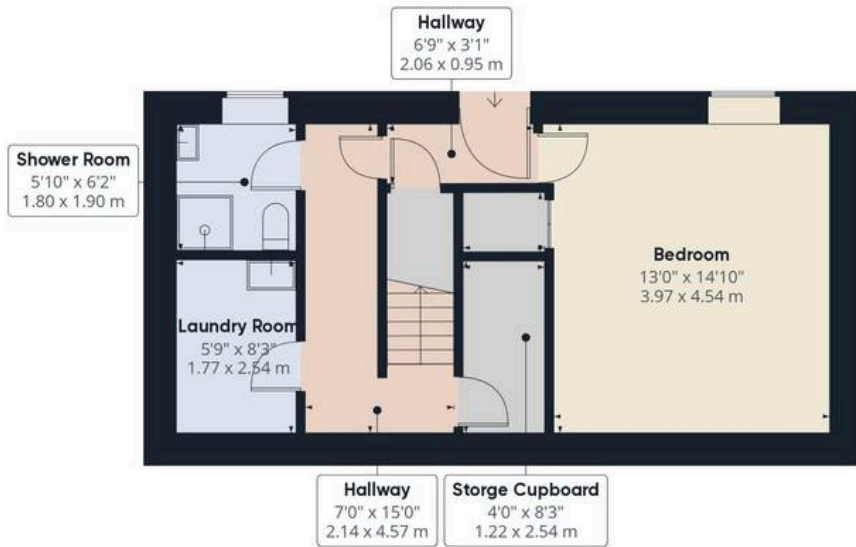
Externally, there is parking for vehicles outside the property and a well maintained, low-maintenance outdoor area to the rear with communal drying green.

The property further benefits from gas central heating and traditional features including sash and case windows. Number 13 also benefits from being at the end of the row with views over the Clyde to the front.

- Mid-Terrace Townhouse
- Large Dining Kitchen
- Four Bedrooms
- Communal Drying Green
- Gas Central Heating
- Sash & Case Windows







Floor -1



Ground Floor



Floor 1



Approximate total area⁽¹⁾

1416.2 ft²

131.57 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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