



**RE/MAX**  
CLYDESDALE & TWEEDDALE

**55 Braidfute, Lanark**

Offers Over **£114,000**





## 55 Braidfute

Lanark



Offered for sale is this beautifully presented, three bedroom, end-terrace villa, situated within the historic market town of Lanark, close to the towns main amenities.

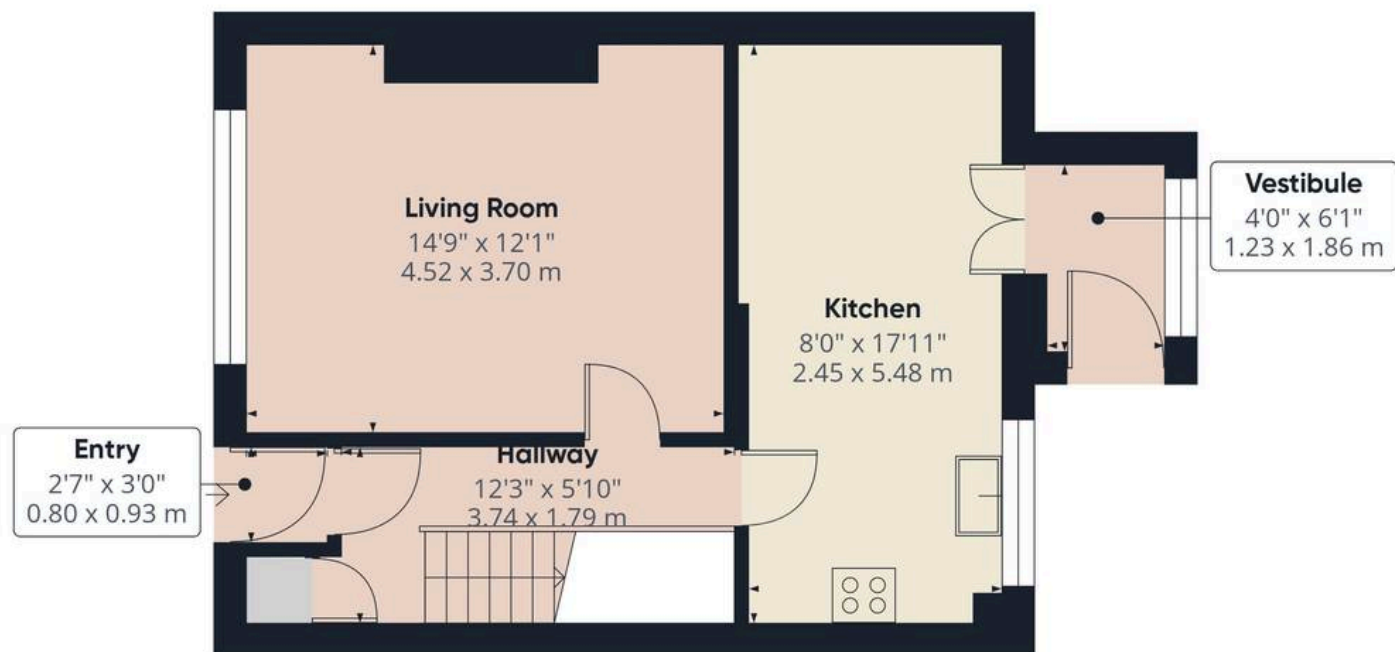
The property is entered from the front through an entrance vestibule into a welcoming entrance hallway. The lounge is generous in size with a large window to the front which provides the room with excellent natural light. To the rear is a well-proportioned dining kitchen with a wide selection of base and wall mounted storage, integrated fridge, freezer, electric hob and oven. Off the kitchen is a rear vestibule which is ideal for housing coats and shoes.

On the first floor there are three good sized bedrooms and a family bathroom with suite comprising, W.C, wash hand basin and bath with electric shower over.

Externally there are gardens to the front and rear with ample communal parking also located at the rear.

- End-terrace Villa
  - Three Bedrooms
  - Dining Kitchen
  - Front & Rear Gardens
  - Communal Parking To The Rear
- EPC Rating C





Floor 0



Floor 1

Approximate total area<sup>(1)</sup>

815 ft<sup>2</sup>

75.7 m<sup>2</sup>

(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 are based on RICS IPMS 3C standard.

GIRAFFE360





## RE/MAX Clydesdale & Tweeddale

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