



RE/MAX
CLYDESDALE

44 St. Leonards Road, Lanark
Offers Over TBC EPC Rating



44 St. Leonards Road

Lanark

Three bedroom, upper flat situated in the historic market town of Lanark. The accommodation comprises private entrance hallway, spacious living room, dining kitchen, family bathroom and three double bedrooms, two of which have large built-in wardrobes.

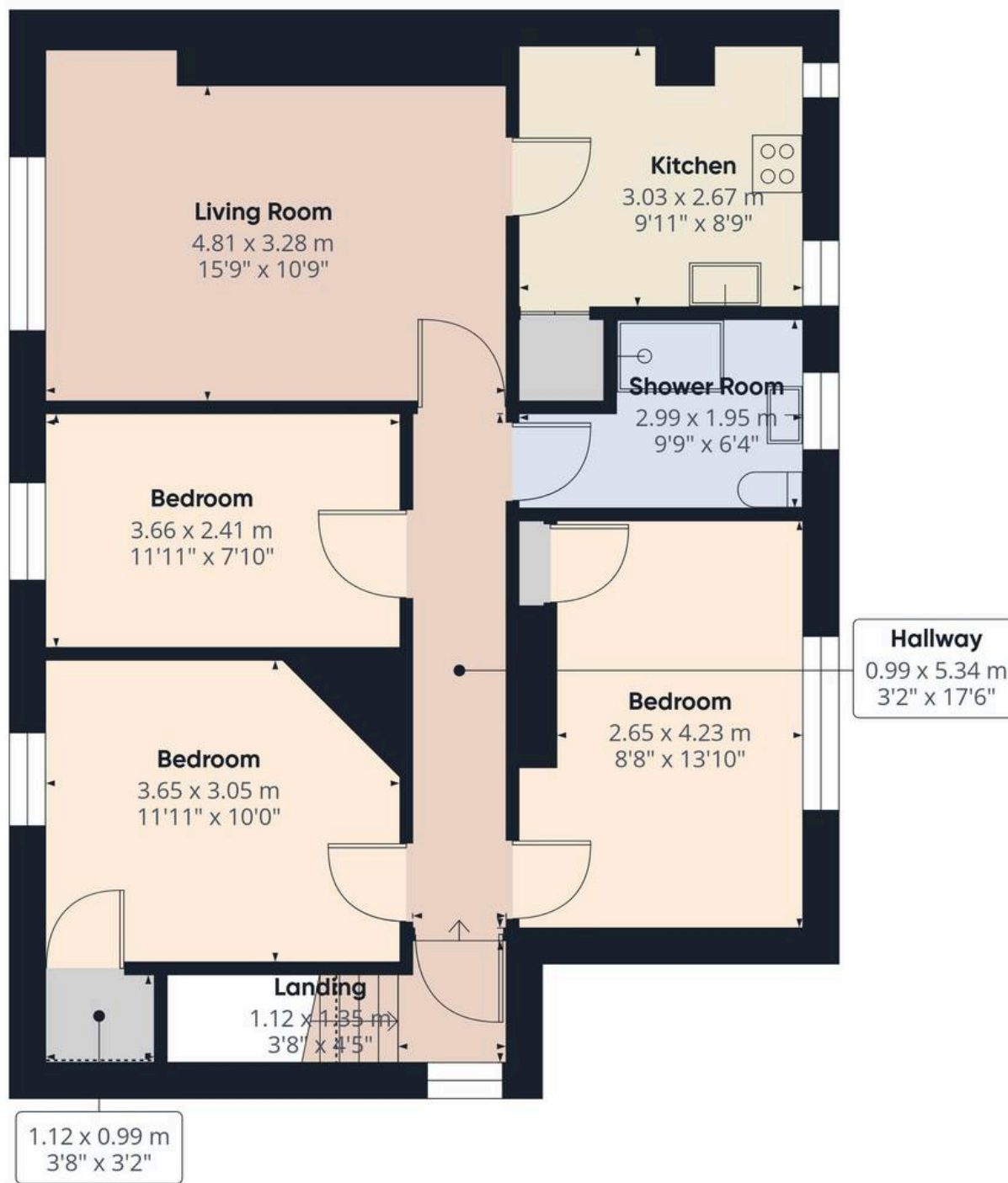
Externally the property has a large garden to the rear primarily laid to lawn. The previous owner has in previous years had private parking at the rear in a garage that once was situated in the rear garden where the timber shed now resides.

The property further benefits from gas central heating and double glazing.

This property would be an ideal purchase for a first time buyer or someone looking for a buy to let opportunity.

- Upper Flat
- Three Double Bedrooms
- Large Rear Garden
- Double Glazing





Floor 1

Approximate total area⁽¹⁾

69.9 m²

753 ft²

Reduced headroom

0.1 m²

1 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





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