



18 Greenside Lane

Lanark

Situated in the heart of the historic market town of Lanark this traditional, two bedroom, ground floor flat offers potential buyers deceptively spacious accommodation over one level. The property also benefits from a private garden at the rear which is a rarity for flats in centre of town.

The property is entered from the front through an entrance vestibule into a spacious and welcoming hallway. To the front is the well-proportioned living room with large window formation to the front which provides the room with excellent natural light. To the rear is the dining kitchen which is again spacious in size with a good range of base and wall mounted storage, range cooker and ample space for slot-in appliances. A door provides access to the private garden. Off the kitchen is a useful utility room which provides additional storage and laundry facilities and leads through to the rear vestibule which has additional storage. The bathroom is again well-proportioned with a suite comprising, W.C, wash hand basin and corner bath with mixer shower over. The accommodation is completed by two large double bedrooms.

Externally the garden to the rear is relatively low maintenance being primarily laid to paving slabs with a steel shed providing garden storage.

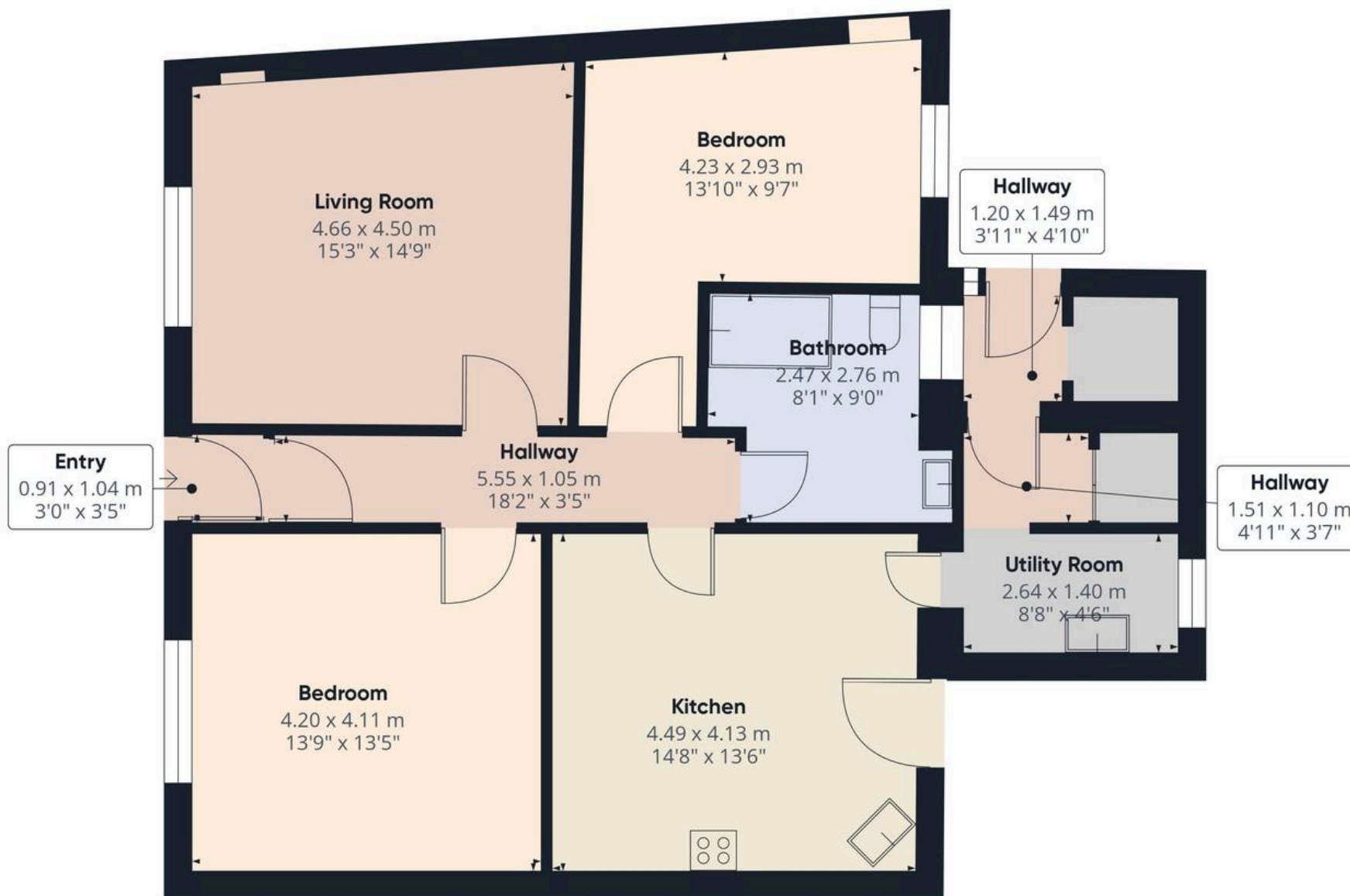
This property provides an ideal opportunity for those looking to get on the property ladder or equally, for those wishing to downsize to a property all on the one level in close proximity to the town's amenities.

EPC Rating - C

- Ground Floor Flat
- Two Double Bedrooms
- Private Rear Garden
- Close to amenities







Approximate total area⁽¹⁾

95.9 m²

1031 ft²

(1) Excluding balconies and terraces

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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