





62 St. Nicholas Road

Lanark

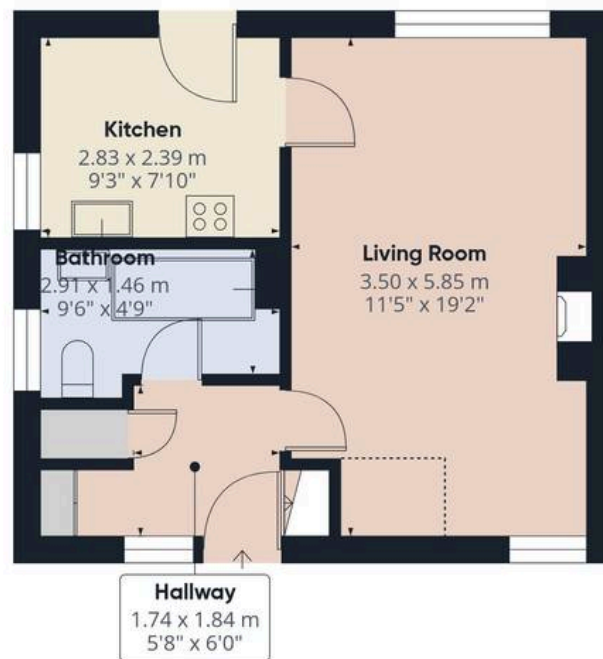
Well presented, three bedroom, semi-detached villa situated in a popular residential area within the historic market town of Lanark, just a short walk from Lanark Primary school. The house is entered from the front into a spacious and welcoming entrance hallway. The lounge is generously proportioned with ample space for dining area at the rear. The kitchen is again well proportioned with a good range of fitted base and wall mounted units with a slot-in electric oven and hob and ample space for a selection of additional slot-in appliances. The ground floor is completed by a family bathroom with white suite comprising W.C, wash hand basin and bath with electric shower over. On the first floor there are three generously proportioned bedrooms.

Externally there are gardens to the front and rear. The back garden is split between paved patio and lawn bound by a timber fence with a shed providing external garden storage.

Agent Note: This property is classed by many lenders to be of non-standard construction.

- Semi Detached Villa
- Three Bedrooms
- Front and Rear Gardens
- Popular Location





Floor 0

Approximate total area⁽¹⁾

70.5 m²
758 ft²

Reduced headroom

1.2 m²
12 ft²



Floor 1

(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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