



RESIDENCE

16 Friarsfield Road, Lanark, ML11 9EN

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Viewing by appointment with Residence Hamilton

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3 Bedrooms | 2 Public Rooms | 2 Bathrooms

Situated within the sought after Friarsfield Road, Lanark is this rarely available and deceptively spacious, three-bedroom, mid-terrace villa. The property is nestled at the very end of the peaceful cul-de-sac and presented to the market in excellent condition.

The home offers flexible living accommodation split over two levels. As you approach the property the current owners have tastefully modified the front gardens to feature a long private paved driveway that can accommodate multiple vehicles for off road parking and leads to the single garage.

Internally the property comprising a welcoming entrance vestibule with a large storage cupboard and the downstairs contemporary shower room, a large front facing lounge with open staircase that give access to the upper level and a lovely open-plan fitted kitchen that connects seamlessly to the dining room. Completing the lower level is the extended sunroom with French doors leading to the rear garden.

The upper-level features three large double bedrooms all with built in wardrobes and lovely modern family shower room.

The rear garden has been completely paved and can be access from the kitchen or the sunroom and is very private.

Further benefits include gas central heating and double-glazed windows are installed throughout.

Located only a few minutes walk from Lanark town centre, bus and train stations. Lanark is much favoured particularly for those requiring good transport links, local train station and easy access to Glasgow and Edinburgh. Edinburgh City Bypass is only a thirty-minute drive away, giving good access to East Central Scotland. The M74 is only a fifteen-minute journey giving good access to Glasgow and the West of Scotland. In all, this property is ideally situated for the commuter to either Edinburgh or Glasgow.



1140.00 sq ft | EER = D

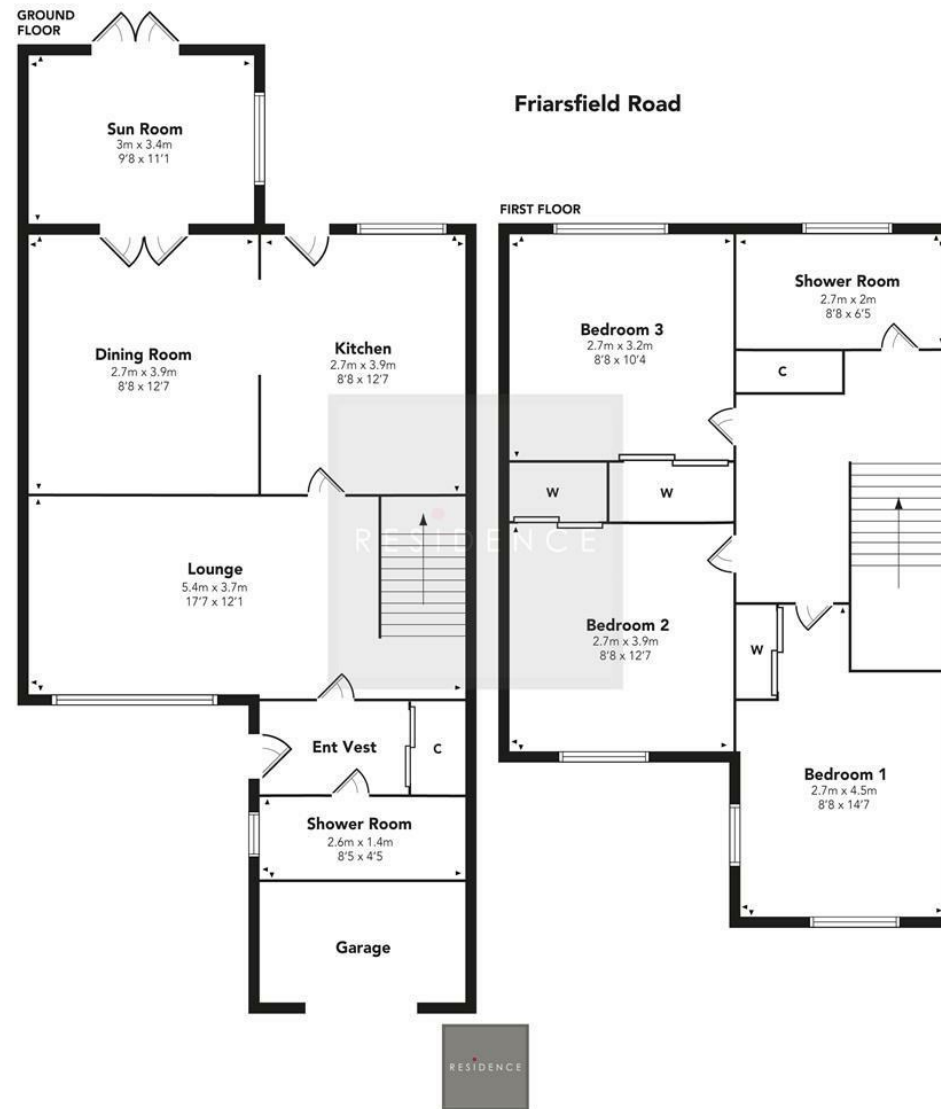


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Floor Plan measurements are approximate and are for illustrative purposes only.
 While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation
 as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful,
 independent investigation of the property to determine to your satisfaction as to the suitability
 of the property for your space requirements.
 Produced by Plush Plans Ltd

We believe these details to be accurate; however, they do not form any part of a contract. Fixtures and fittings are not included unless specified in the enclosed. Photographs are for general information and it must not be inferred that any item is included for sale with the property. All distances and measurements are approximate. Floorplans may not be to scale and are for illustration purposes only.