



RESIDENCE

Flat 9, 6, Merchants Grove Cleghorn Road, Lanark, ML11 7FA

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Viewing by appointment with Residence Hamilton

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2 Bedrooms | 1 Public Rooms | 1 Bathrooms

Discover a rare opportunity to own a luxurious top-floor apartment in the stylish Merchants Grove development, nestled in the heart of the historic market town of Lanark. This immaculate property is in walk-in condition, featuring fresh, neutral décor throughout that creates a welcoming and contemporary atmosphere.

The generously proportioned open-plan lounge, kitchen, and dining area provide an ideal space for everyday living and entertaining. The apartment offers two spacious double bedrooms with ample storage, complemented by a modern family bathroom. Throughout, the apartment exudes comfort and elegance, making it a perfect home.

Residents benefit from ample private parking at the front, with additional guest parking available. The beautifully landscaped communal gardens enhance the overall appeal, while secure bike sheds add convenience. Security is prioritized with a secure entry system.

Situated in a sought-after location, this luxury flat combines spacious living, modern amenities and excellent local facilities, making it an exceptional choice for those seeking a stylish and convenient lifestyle in Lanark.

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.



721.00 sq ft | EER = B

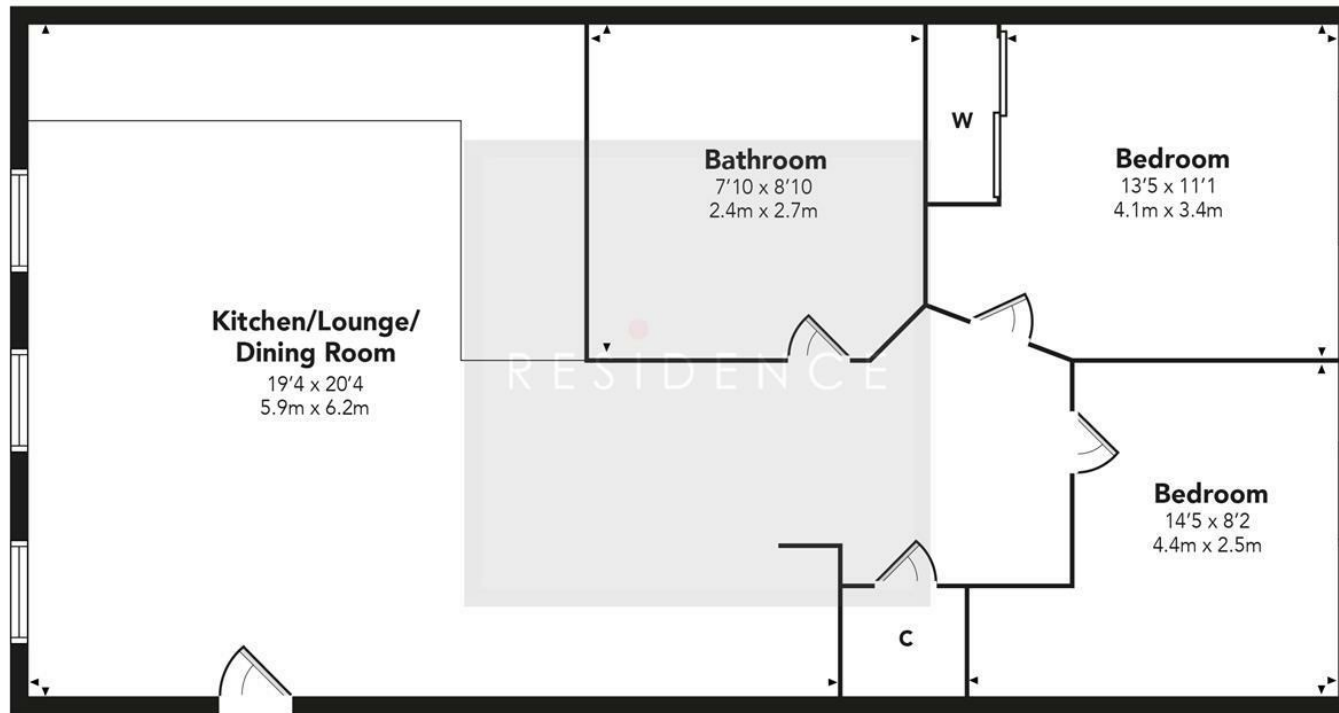


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Merchant Grove



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.