



RESIDENCE

38/40 St. Leonard Street, Lanark, ML11 7BH

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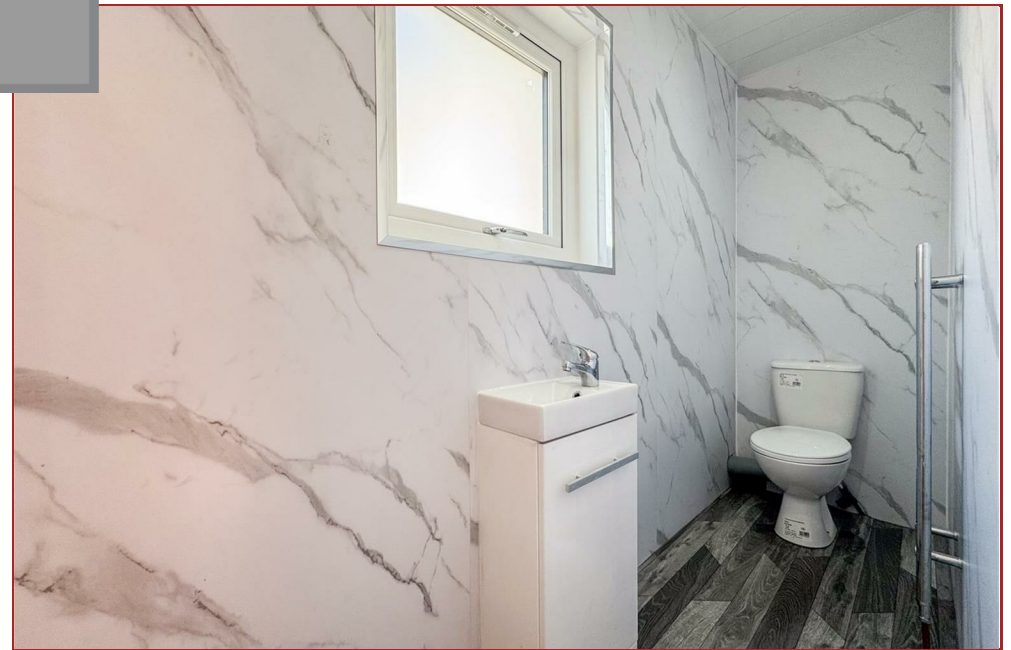


Viewing by appointment with Residence Hamilton

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RESIDENCE





5 Bedrooms | 2 Public Rooms | 3 Bathrooms

This impressive and rarely available traditional stone townhouse is located just off the High Street in the highly sought-after market town of Lanark. It offers a remarkable opportunity that will appeal to a variety of buyers, including business owners and investors, making it an exceptionally exciting prospect.

Historically, the property has been divided into two separate accommodations, currently comprising a spacious vacant ground-floor retail space with front with a rear store, kitchen, and W.C., along with a stunning seven-room, two-storey upper villa that retains many original features. The upper residence boasts a wonderful roof terrace with views towards Tinto Hill and beyond.

The upper villa serves as a unique family home, accessible from the side of the building - entry from St Leonard Street is through the original timber arched side doors into a cobbled close, with additional access available through Wellhead Court at the rear. A curved staircase connects the ground floor to the upper, and just before reaching the first-floor entrance to the villa, there is a large bedroom with modern shower en-suite bathroom—this space could be kept as part of the current living arrangement or repurposed as a small bedsit to rent out, with or without the shop.

The first-floor landing leads to a formal lounge with two large front-facing windows, a family room or sitting room with floor-to-ceiling window, a bedroom with an en-suite bathroom and a fully fitted dining kitchen featuring integrated appliances and a charming rear-facing window with a window seat. The top-floor hallway provides access to three further large double bedrooms, one of which opens onto the roof terrace, as well as a spacious family bathroom.

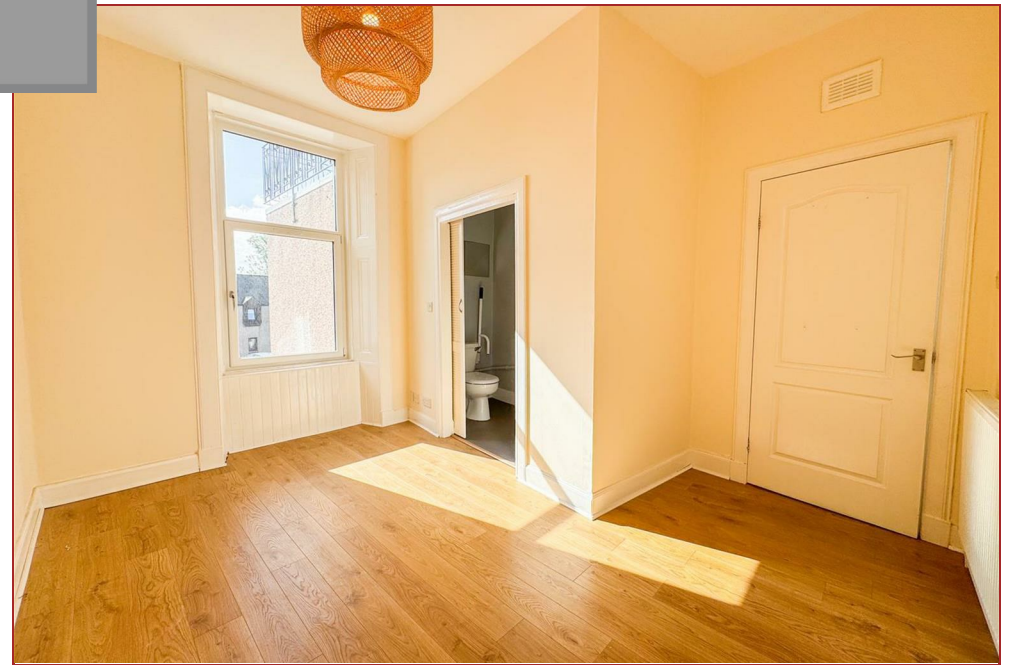
Additional benefits include gas central heating, new double-glazing throughout, and ample storage space. Parking is available nearby in the cobbled close to the side of the property and in Wellhead Court at the rear.



1539.00 sq ft | EER = D



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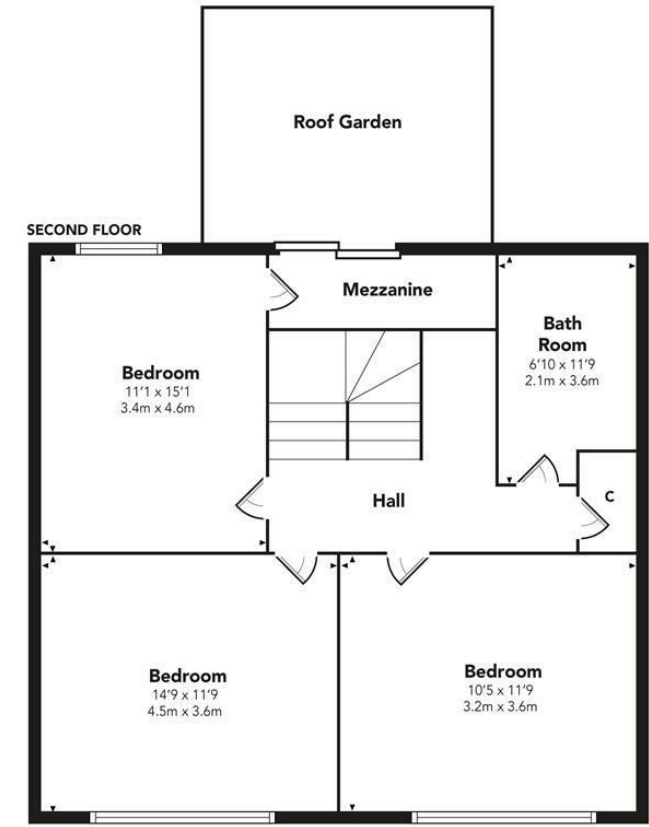
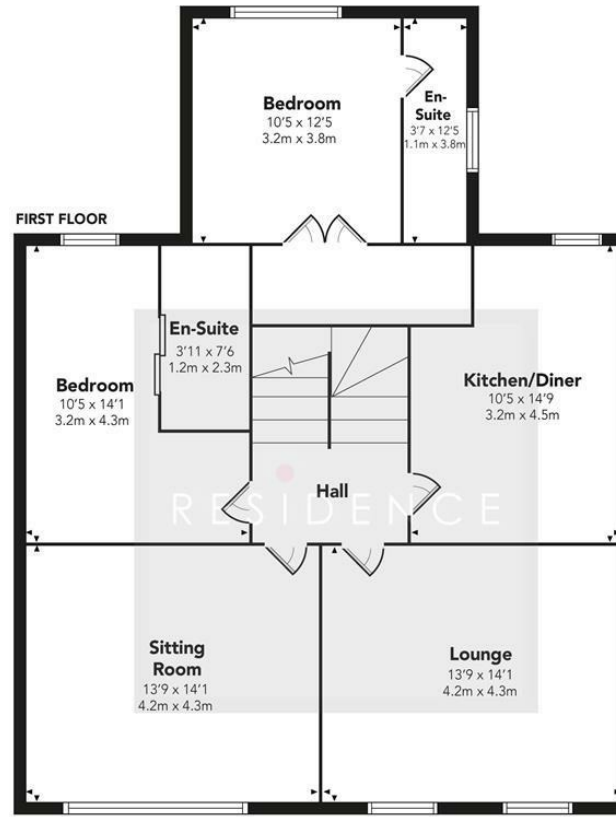
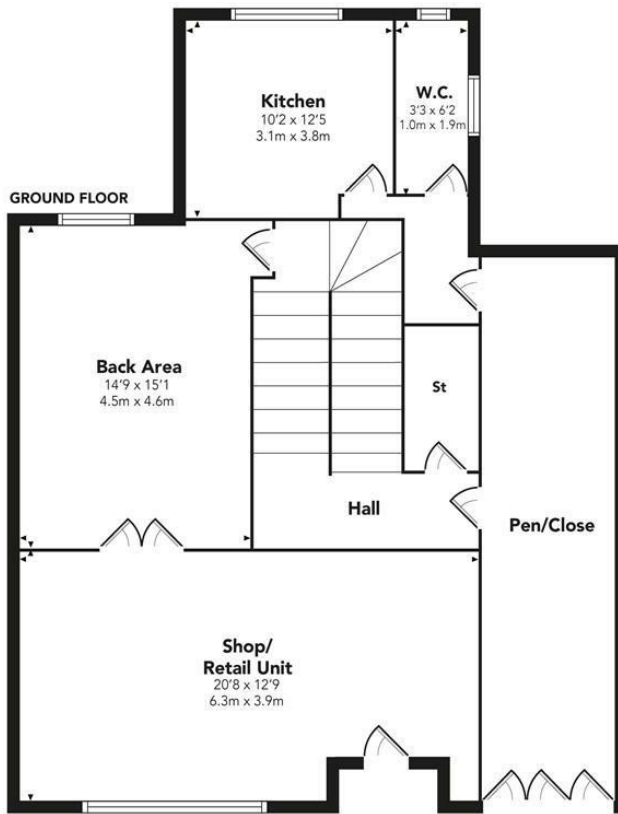




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St Leonard Street



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.