



Flat 3 Wallace House, 1 Castlegate

Lanark

Offered for sale is this two bedroom, duplex apartment located in the heart of the town centre just off Lanark High Street.

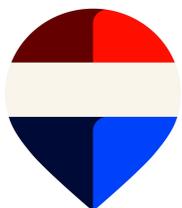
Internally, first floor accommodation comprises, entrance hallway, cloaks W.C, spacious dining kitchen with base and wall mounted units with dishwasher, oven and hob. Large lounge with oak flooring and ample storage space.

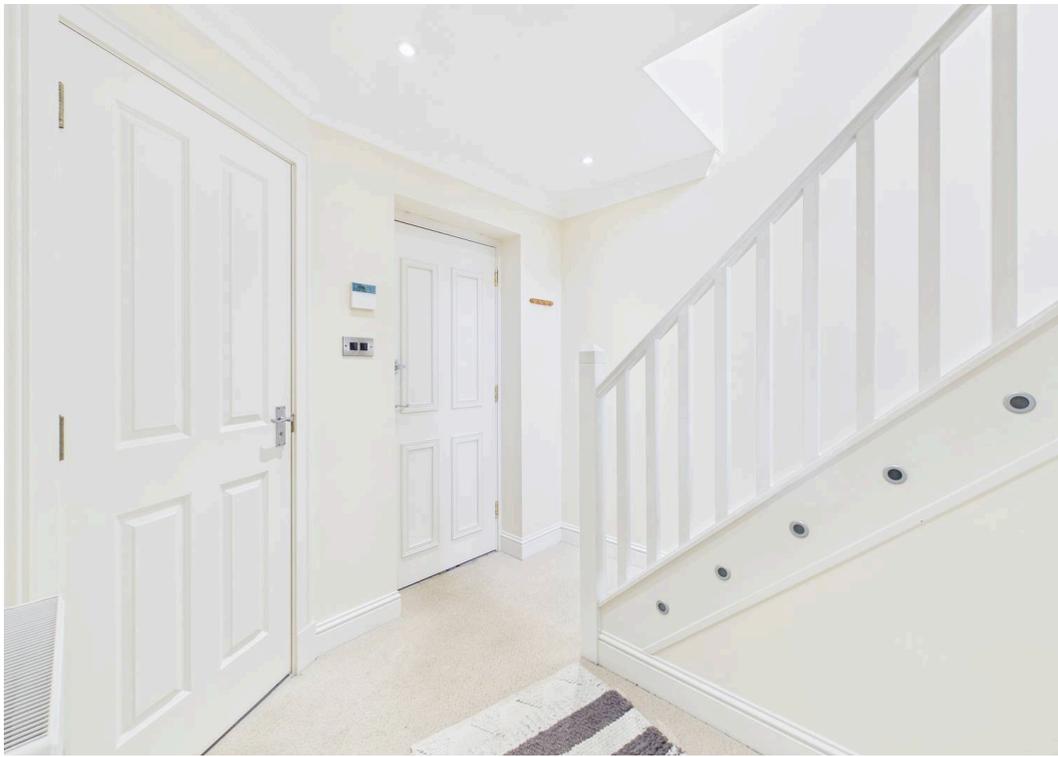
On the first floor, there are two good sized bedrooms. Bedroom 1 benefits from an en-suite bathroom and built-in storage and bedroom two also benefits from an en-suite shower room.

The property has an electric heating system and double glazing.

This property has been a successful rental investment for the current owners in recent years and offers a great opportunity for other investors to add to their portfolio or a first time buyer looking for a stylish first home.

- Upper Duplex Apartment
- Two Bedrooms
- Close to Town Centre
- Excellent Investment Opportunity







Floor 0



Floor 1

Approximate total area⁽¹⁾

89.1 m²

960 ft²

Reduced headroom

8.9 m²

95 ft²

(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





REMAX Clydesdale

Remax, 2 High Street, Lanark, ML11 7EX

01555 666990

lanark@remax-scotland.homes

www.remax-scotland.homes/estate-agents/clydesdale

These particulars are prepared by us on the basis of information provided by our clients. We have not tested the electrical system, appliances or heating system. All sizes are recorded by laser to give an indicative, approximate size only. Prospective purchasers should make their own enquiries, no warranty is given or implied. This schedule is not intended to, and does not form any contract. Anti-Money Laundering Regulations - Purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. NOTING INTEREST If you are interested in this property please ask your solicitor to notify us. This is referred to as "noting interest" and will ensure that you are informed of any