



## Flat 2

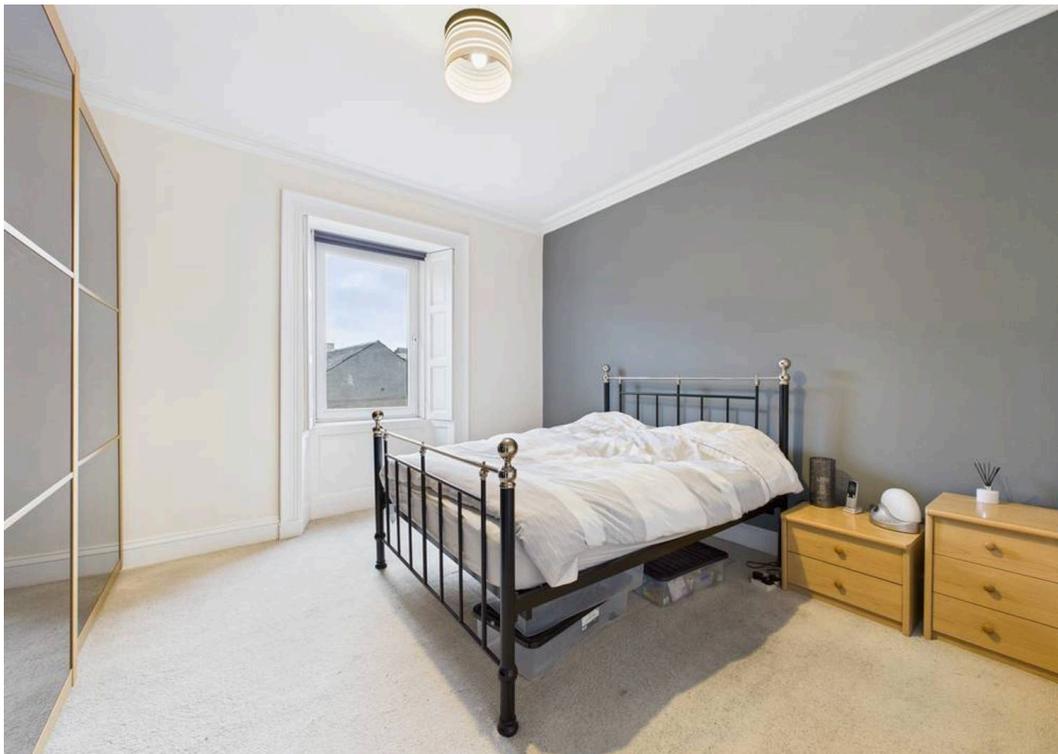
17 High Street, Lanark

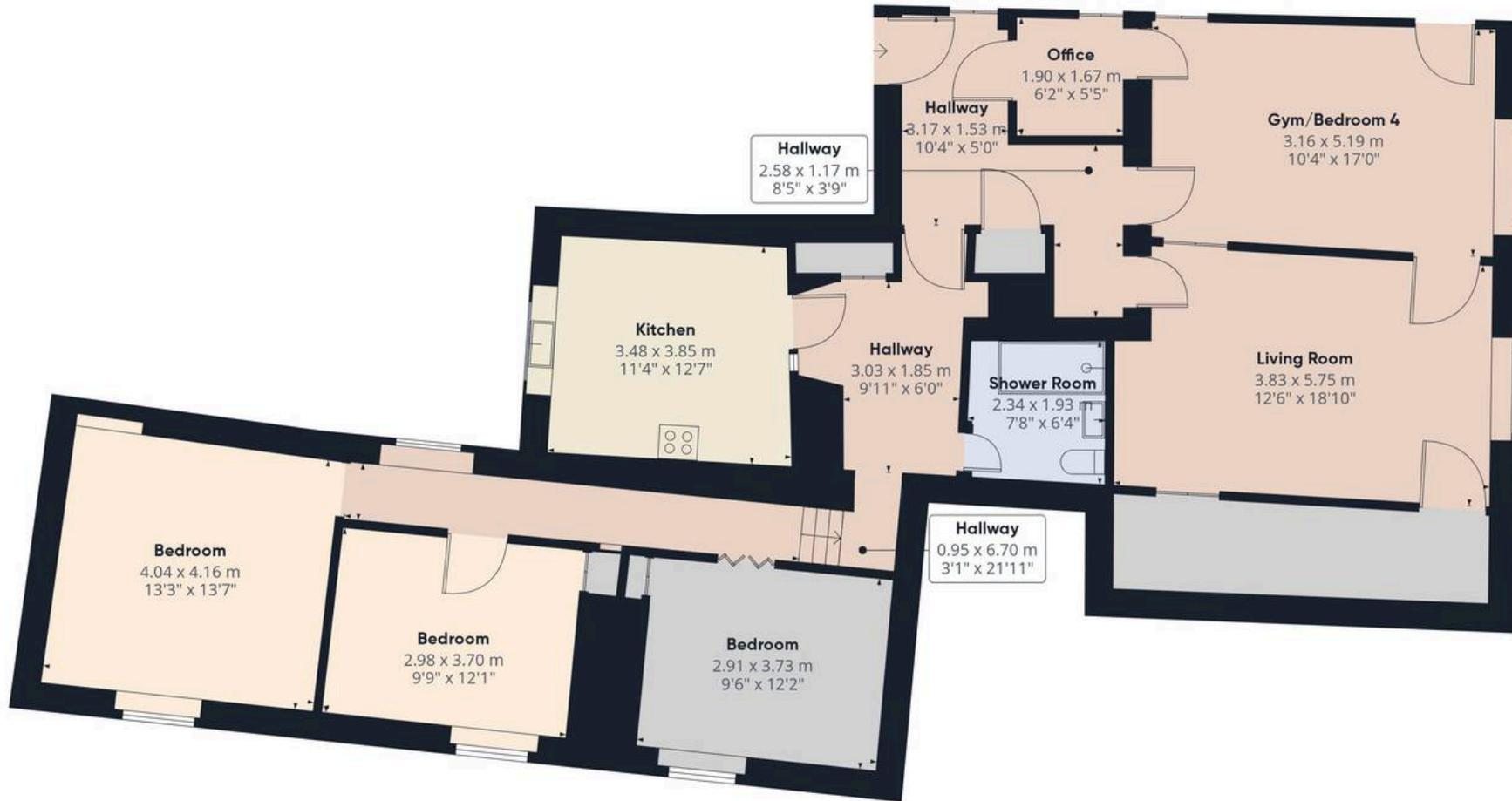
Offered to the market is this well presented and extremely well-proportioned, traditional, upper flat, situated within a central location in the historic market town of Lanark, close to all the amenities the town has to offer.

The property is entered off the High Street via a shared door into a private close which leads to the property entrance where a private staircase gives access to the accommodation which is arranged over one level comprising; welcoming reception hallway. To the front are two large public rooms, one of which is currently utilised as a gym. There is also a large walk-in store which is currently utilised as a home office. The kitchen has a good selection of base and wall mounted storage and includes an integrated oven with electric hob and ample space for other slot-in appliances. The shower room has been remodelled in recent years and has a suit comprising, W.C, wash hand basin and double walk-in shower cubicle. To the rear of the property is a long hallway which gives access to three good size double bedrooms.

The property further benefits from traditional features such as high ceilings, ornate plasterwork and gas central heating.







Approximate total area<sup>(1)</sup>

133.2 m<sup>2</sup>  
1433 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360





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