

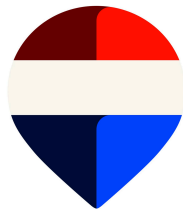


19 Albany Drive

Lanark

Beautifully presented, traditional, semi-detached house situated in a popular area within the market town of Lanark. This attractive family home has been extended to the rear providing the opportunity for a self-contained unit at the rear or simply as additional accommodation in conjunction with the main house. The property is entered from the front by a timber panelled storm door into an entrance vestibule with period tiled floor which in turn leads to an impressive traditional reception hall with decorative varnished timber banister and access off to the living room, dining room and kitchen. The lounge has all the traditional features you would expect from this type of period property, large bay window, ornate corning, picture rail and high skirtings. The current owners have also added a log burning stove which adds to the country charm of the home. The dining room provides ample space for formal dining and is linked to the kitchen by a serving hatch. The breakfasting kitchen has a comprehensive range of floor and wall mounted units and quality integrated appliances. From the kitchen a rear hall with external door provides a separate entrance if looking to use the extension as a self-contained unit. Doors give access to the stylish shower room and double bedroom or playroom, depending on the buyer's needs. This in turn leads to the sunroom at the rear, a lovely bright and spacious room with patio doors opening to the rear garden. On the first floor a half landing leads to the study and main family bathroom featuring a stylish traditional suit with W.C, wash hand basin, bath and separate shower. On the upper landing access is provided to two double bedrooms and a single bedroom. Externally, to the front of the property, a driveway provides off street parking. A path to the side leads round to the rear garden and gives access to the separate entrance of the extension. The beautifully landscaped rear garden is laid out in two sections, the first being a large, paved, seating area bordered by raised beds. The second is a drying area laid to decorative stones. Two timber storage sheds are also included in the sale.

- Extended Traditional Semi- Detached House
- Popular Location
- Traditional Features Throughout
- Sunroom
- Driveway
- Large Garden





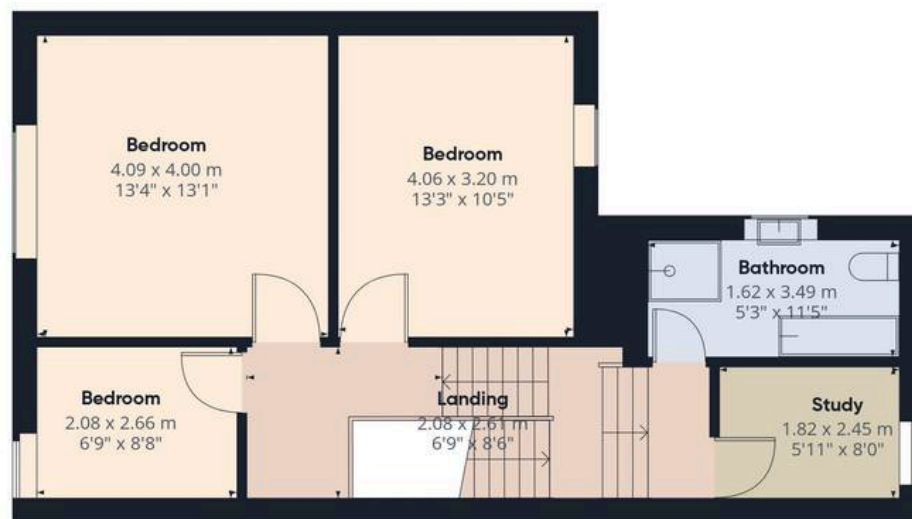


Floor 0

Approximate total area⁽¹⁾

161.1 m²

1733 ft²



Floor 1

(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.

GIRAFFE360





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