

FOR SALE

OFFERS OVER
£65,000

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Lanark

Wellgatehead
ML11 9AA

Council Band B

3 BEDROOM COTTAGE

Terraced Cottage | Three Bedrooms | Flexible Dining Room/Third Bedroom | Front Facing

Living Room | Shower Room with Three-Piece Suite | Excellent Development and

Refurbishment Opportunity | Suitable for Investors | Rear-Facing Kitchen with Garden

Outlook | EPC - D



Arrange a viewing: 01555 661435
www.morisonandsmith.com



39 Wellgatehead, Lanark ML11 9AA



This three-bedroom terraced cottage offers spacious accommodation over two levels and presents an excellent opportunity for purchasers seeking a renovation project. Requiring modernisation and upgrading throughout, the property provides significant potential to create a comfortable family home tailored to individual tastes and requirements. The property has gas central heating, which is currently not functional. EPC - D.

The property is entered via a wooden external door into the entrance hallway, which provides access to the living room and dining room/third bedroom.

The living room benefits from a front-facing window allowing for natural light. A door leads to the rear hallway, while a further door provides access to the dining room/third bedroom. A staircase from the living room leads to the upper floor accommodation.

The versatile dining room/third bedroom is a generous dual-aspect room with doors at either end leading from both the hallway and living room. A feature fireplace provides a focal point within the room.

The rear hallway provides access to the kitchen, shower room, two useful storage cupboards and a door leading to the rear garden.

The rear-facing kitchen benefits from a window overlooking the rear garden, providing natural light, and is fitted with a range of base and wall-mounted units. An internal window overlooks the hallway. The room is now dated and requires renovation and modernisation, offering excellent scope for improvement.

The shower room benefits from a side-facing window and is fitted with a three-piece suite comprising WC, wash hand basin and shower enclosure. Prospective purchasers may wish to upgrade the facilities as part of a wider refurbishment programme.

On the upper floor, two double bedrooms are located within the roof space. The larger bedroom is situated to the left at the top of the staircase, with a further double bedroom located to the right. Both rooms offer comfortable double-bedroom accommodation and further scope for improvement.

Externally, the property enjoys a terraced rear garden. Historically, the upper terrace comprised a small lawn area, patio space and garden shed, with stone steps leading down to the rear entrance of the property. The garden has become overgrown and will require clearance and maintenance to restore it to its former condition. However, it offers excellent potential for landscaping and improvement.

Dimensions

Living Room: 4.87m x 4.31m

Dining Room: 4.80m x 2.26m

Kitchen: 3.89m x 2.59m

Bathroom: 2.23m x 1.68m

Bedroom One: 2.97m x 3.67m

Bedroom Two: 2.32m x 3.63m

(All at longest points)





 **Morison & Smith**
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