



AB Properties



71 Rhyber Avenue
, Lanark, ML11 7AR

Offers over £114,995



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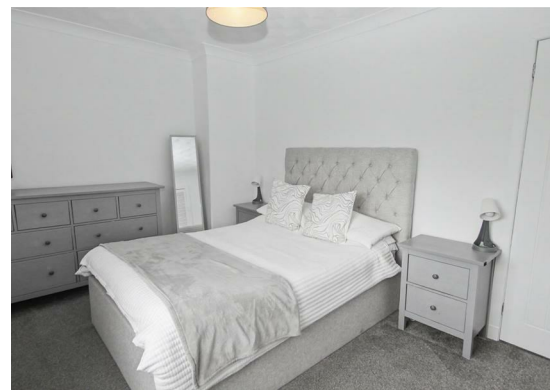
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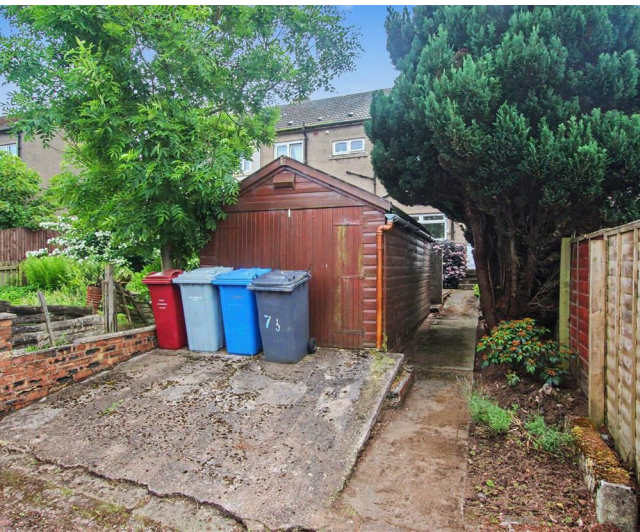
This beautifully presented two-bedroom mid-terrace property enjoys a convenient position within the historic market town of Lanark and offers stylish, modern accommodation ideally suited to first-time buyers, young families and those looking to downsize.

The accommodation is arranged over two levels and comprises a bright and spacious lounge, providing an excellent space for both relaxing and entertaining. To the rear, the modern dining kitchen is equipped with a range of base and wall-mounted units, an electric oven and ceramic hob, whilst offering ample space for additional appliances. The kitchen also provides direct access to the rear garden. On the upper floor, there are two generous double bedrooms and a contemporary family bathroom fitted with a WC, wash hand basin and bath with shower over.

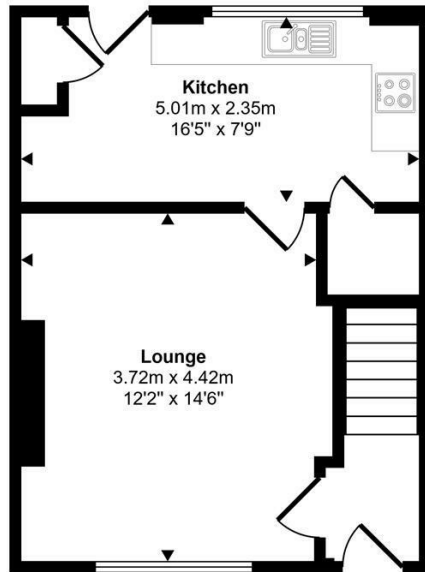
Externally, the property occupies a generous plot with well-maintained gardens to both the front and rear. The rear garden benefits from a timber garage, providing additional storage.

Further benefits include gas central heating and double glazing throughout.

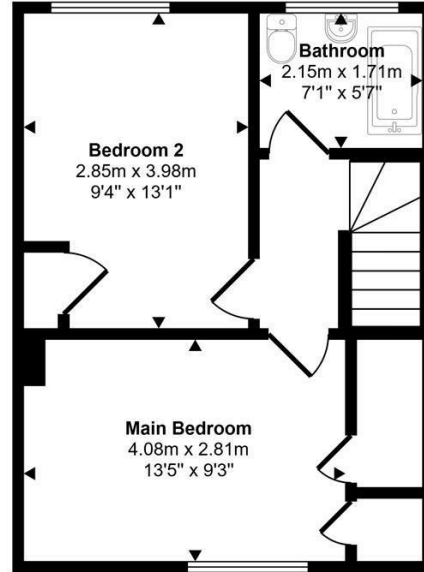
Located within easy reach of Lanark's excellent range of shops, supermarkets, cafés, leisure facilities and schooling, the property also benefits from superb transport links including Lanark railway station and convenient access to the M74 motorway network, making it an excellent choice for commuters.



Approx Gross Internal Area
71 sq m / 759 sq ft

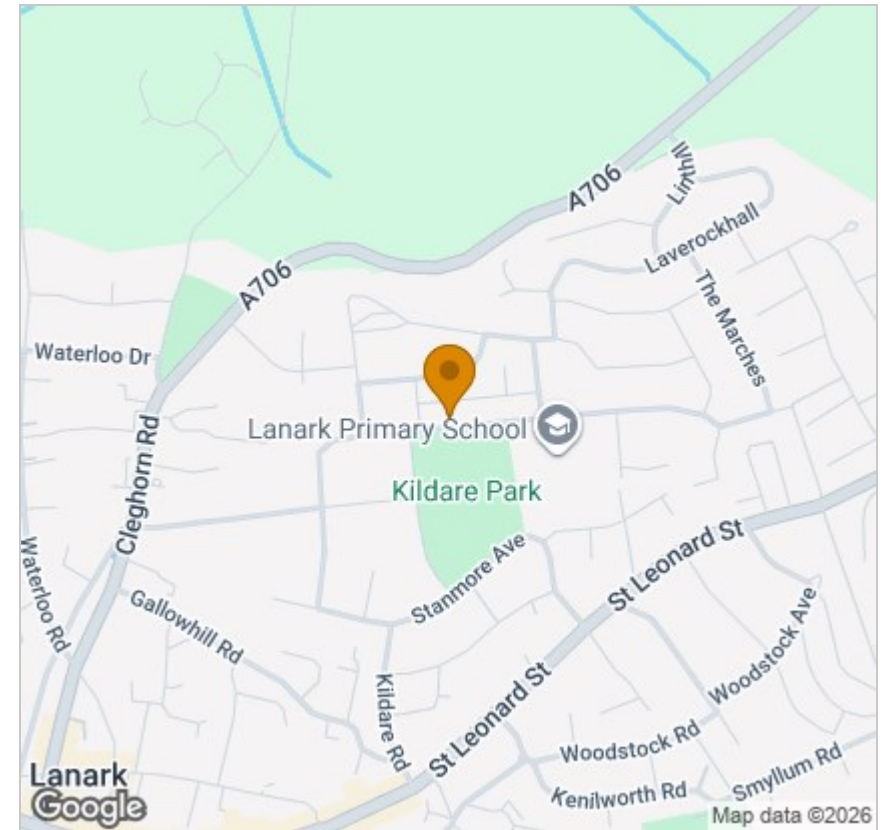


Ground Floor
Approx 35 sq m / 376 sq ft

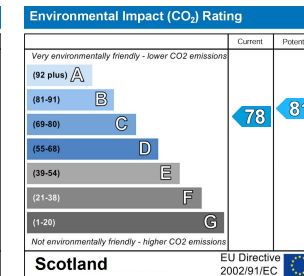
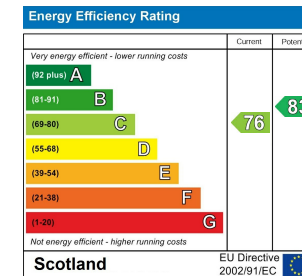


First Floor
Approx 35 sq m / 382 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Graph



Viewing

Please contact our AB Properties Office on 01555 660077 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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