



 **REMAX**[®]
CLYDESDALE

3 Hozier House, 129 Hyndford Road
Offers Over £164,000 EPC Rating C

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Lanark

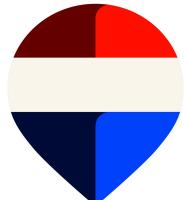
Offered to the market is this naturally bright and generously proportioned upper conversion situated within the impressive Hozier House in the heart of Lanark. This stunning and historic building was converted in 2006 into luxury apartments with beautifully well-tended formal gardens and an abundance of private parking.

The property comprises of spacious lounge with open plan, modern, fitted kitchen, a good sized master bedroom with built in storage and a second bedroom. The accommodation is completed by a spacious shower room which has recently been remodelled consisting of a W.C, wash hand basin and walk-in double shower cubicle.

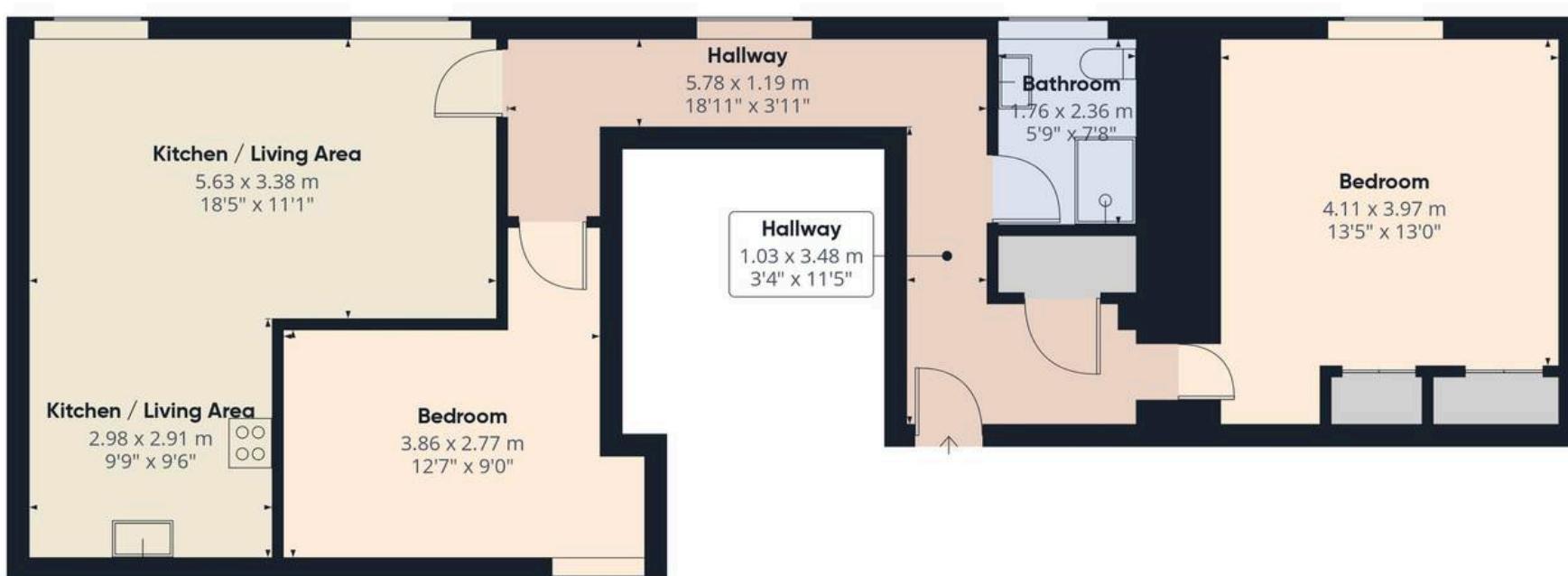
The property further benefits from sash and case double glazed windows, high ceilings, ample off street parking and a large communal lawn to the front where the current owner has timber sheds offering garden furniture and tool storage. There is also communal storage on the ground floor.

Viewing is highly recommended to appreciate the size and location this property has to offer. Please note that this property has an appointed factor.

- Upper Conversion
- Two Bedrooms
- Large Communal Front Lawn
- Popular Location







Approximate total area⁽¹⁾

82.1 m²
885 ft²

(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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