



AB Properties



41 Quinn Court
, Lanark, ML11 9ZR

Offers over £185,000







This well-presented three-bedroom family home is ideally located on the edge of the historic market town of Lanark. Set over three storeys, this end-terrace townhouse offers deceptively spacious and flexible accommodation, making it an excellent choice for modern family living within a popular residential development.

The ground floor comprises a welcoming entrance hallway with W.C. and staircase to the upper levels, a bright and spacious lounge, and a stylish fitted kitchen with dining area. Patio doors from the kitchen provide direct access to the rear garden, creating a perfect space for indoor-outdoor living.

On the first floor, there are two well-proportioned bedrooms with fitted wardrobes and a contemporary family bathroom, complete with W.C., wash hand basin, bath, and a separate shower cubicle.

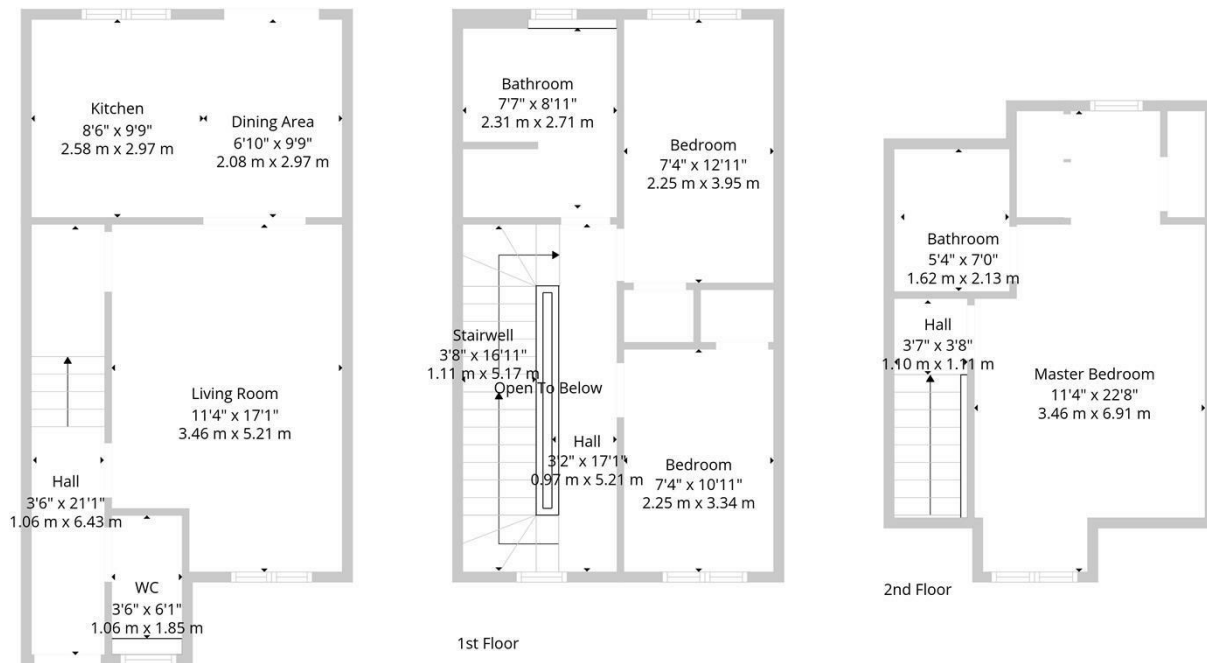
The second floor is dedicated to the impressive master bedroom, featuring two sets of fitted wardrobes and a modern en-suite shower room.

Specification includes gas central heating and double glazing.

Externally, the rear garden has been recently landscaped for low-maintenance living, with a lovely paved patio and artificial lawn, all enclosed by timber fencing. To the front, the property benefits from allocated parking, along with additional visitor parking.

The property is set within the idyllic Royal Burgh of Lanark, where a wide range of schools, shops, amenities, entertainment and recreational facilities can be found. Also, the well-known New Lanark world heritage centre, the famous Lanark golf course and the stunning Lanark Loch are all within close proximity. Lanark is much favoured particularly for those requiring good transport links, local train station and easy access to Glasgow and Edinburgh.





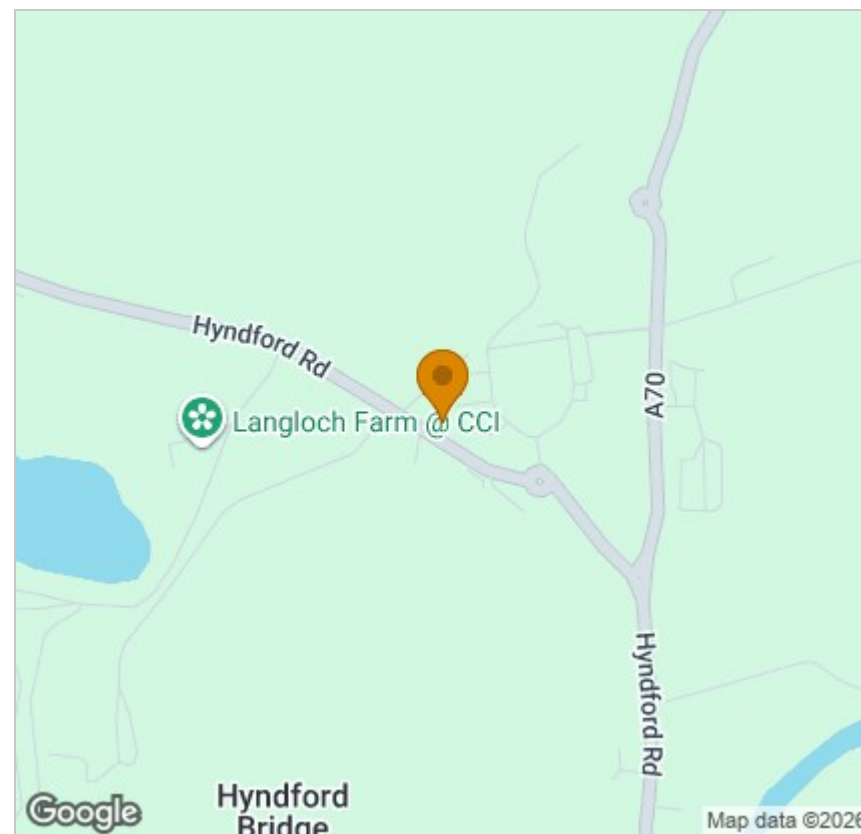
Ground Floor

1st Floor

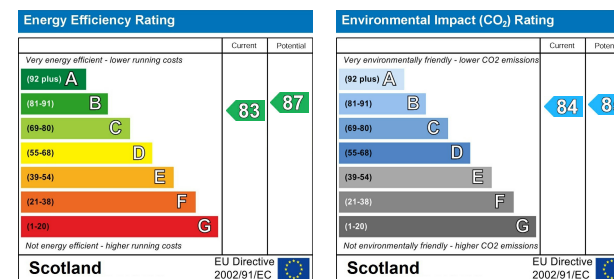
2nd Floor

TOTAL: 1096 sq. ft, 102 m²
 Ground floor: 446 sq. ft, 41 m², 1st floor: 341 sq. ft, 32 m², 2nd floor: 309 sq. ft, 29 m²
 EXCLUDED AREAS: STAIRWELL: 75 sq. ft, 7 m², WALLS: 89 sq. ft, 8 m²

Illustration For Identification Purposes Only - Measurements Are Approximate



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.

19 Bannatyne Street, Lanark, Lanarkshire, ML11 7JR
 Tel: 01555 660077 Email: admin@ab-properties.co.uk ab-properties.co.uk