



# 115 St. Leonard Street

Lanark

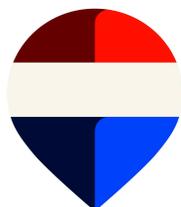
Beautifully presented and deceptively spacious, ground floor, traditional flat situated in the heart of Lanark close to all the amenities the town has to offer. This stunning flat is offered in true, walk-in condition and with it's town centre location, private parking and garden is sure to be popular.

The home is entered from the front into an entrance hallway which gives access to the homes principal accommodation. To the front there is a large master bedroom to the right and a smaller bedroom to the left which the owner currently utilises as a TV room. Situated in the middle of the apartment is a shower room which has been converted into a wet room. The rear of the property provides a wonderfully spacious living/dining area with patio doors which open to the garden. Off this room is a stylishly modern kitchen with a good range of base and wall mounted storage, integrated electric oven, hob, microwave and drinks cooler with space for a large fridge freezer. To the rear is an additional utility room providing extra space for a dishwasher and laundry equipment. This room also provides access to the rear garden.

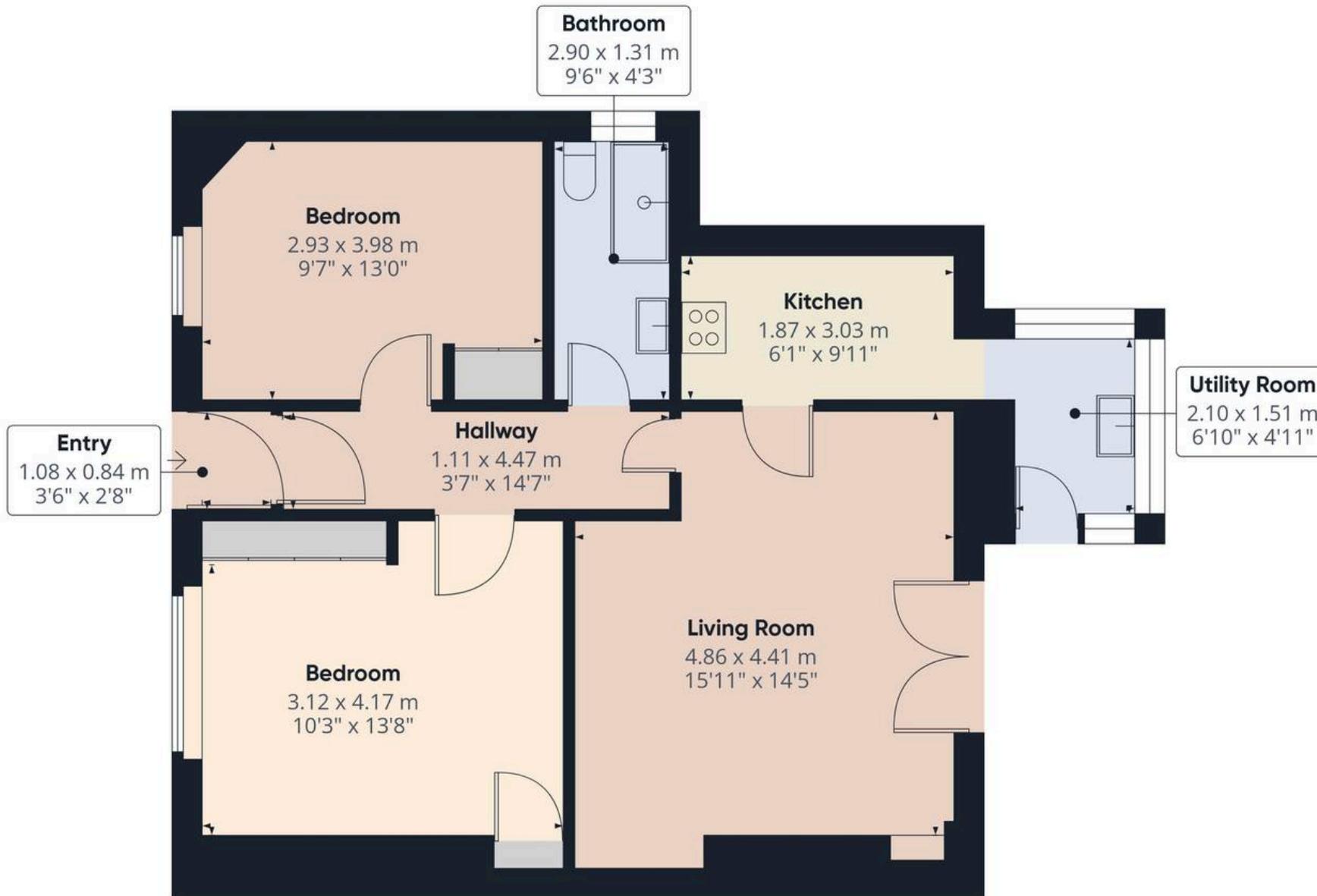
Externally there is a double monobloc driveway to the front providing private, off-street parking and a low-maintenance garden to the rear with a garage which currently houses a hot-tub which the owner will be removing prior to sale.

This property will prove very popular with those looking for a home all on the one level close to the centre of town.

- Ground Floor Flat
- Two Bedrooms
- Private Rear Garden
- Off Street Parking
- Close to Lanark Town Centre







Approximate total area<sup>(1)</sup>

67 m<sup>2</sup>  
721 ft<sup>2</sup>

(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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