



# 32 Broomgate

Lanark

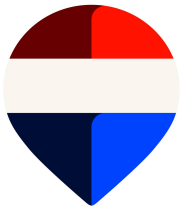
32 Broomgate is a charming, terrace villa, situated in the heart of the historic market town of Lanark. This two bedroom property has undergone recent renovation by the current owner, and it benefits from a large garden to the rear which will be a real delight for those green fingered buyers looking for a project to tackle.

The property is entered from the front into a hallway which gives access to the large lounge to the left and spacious kitchen to the right. Each of these rooms has been freshly decorated along with the rest of the house. The kitchen has a broad selection of base and wall mounted storage with ample space for a selection of slot-in appliances.

On the first floor, the landing gives access to the family bathroom which has a suite comprising, bath with shower over, W.C and wash hand basin. The upper floor is completed by two double bedrooms and an en-suite shower room.

Externally the traditional, walled, rear garden is divided into three sections, a courtyard which opens to a seating area with firepit and potting shed and a large lawn at the rear.

- Charming Mid Terrace Villa
- Two Bedrooms
- Large Rear Garden
- Close to Lanark Town Centre





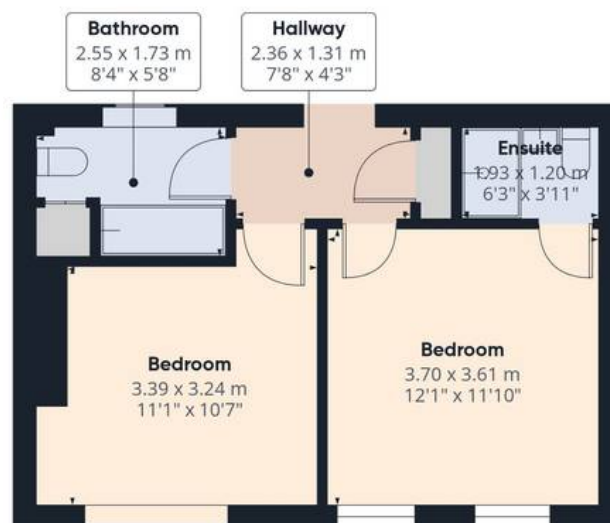


Floor 0

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

78.2 m<sup>2</sup>

842 ft<sup>2</sup>



Floor 1

(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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