



AB Properties



4 Whitelees Road

, Lanark, ML11 7LD

Offers over £185,000



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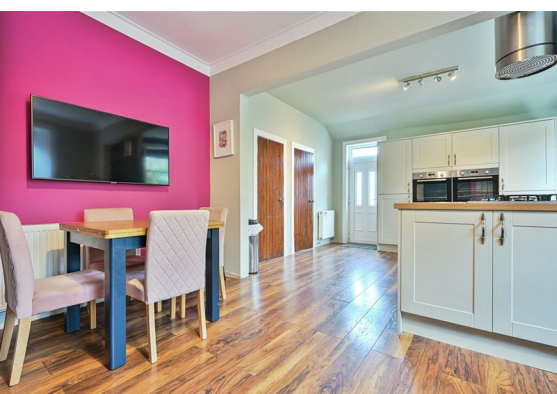
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This charming three-bedroom semi-detached home is situated within the popular market town of Lanark and offers spacious accommodation arranged over two levels, combining traditional character with modern open-plan living.

The accommodation begins with a welcoming entrance hallway leading to the bright and spacious living room, which benefits from dual-aspect windows allowing plenty of natural light.

To the rear, the heart of the home is the impressive open-plan kitchen, dining and family area. The fitted kitchen offers an excellent range of wall and base units, generous worktop space and integrated appliances. The adjoining dining and family area provides a fantastic sociable space for everyday living and entertaining, with a traditional fireplace creating an attractive focal point.

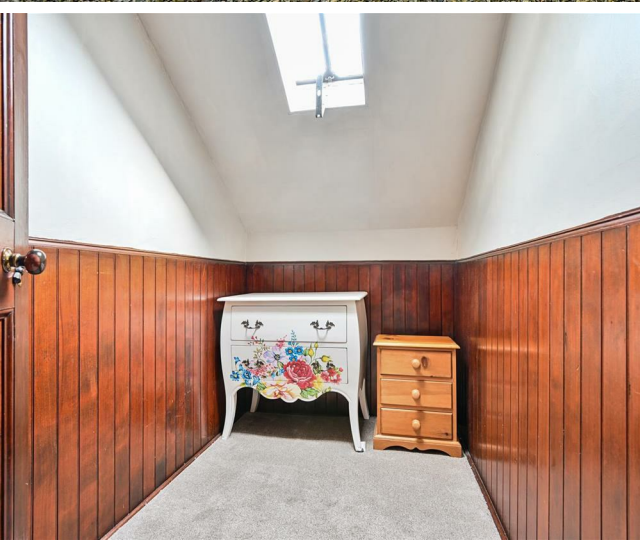
A family bathroom completes the ground-floor accommodation, fitted with a three-piece suite comprising W/C, wash-hand basin and bath with shower over. There is also a useful utility area and additional storage.

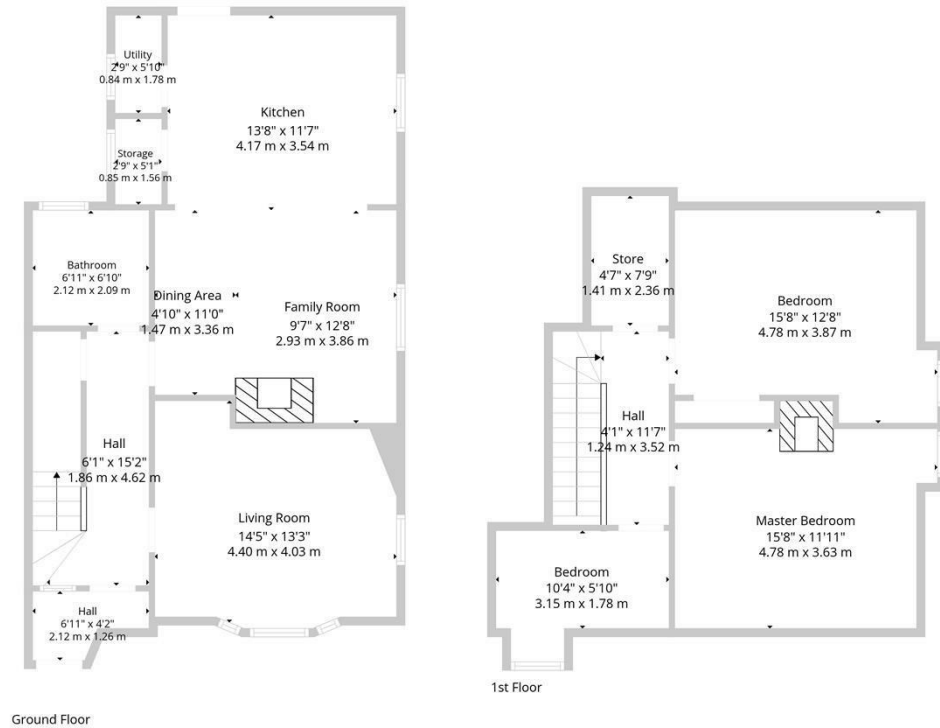
Upstairs, there are three bedrooms. The generous master bedroom is full of character and features its own traditional fireplace, while the second double bedroom offers excellent proportions. A further single bedroom provides flexible space suitable for a child's room, nursery or home office. Additional storage is available from the upper hallway.

Further benefits include gas central heating and double glazing.

Externally, the property benefits from off-street parking to the front. To the rear is a private, enclosed and low-maintenance garden, featuring an artificial lawn and gravelled areas providing an ideal setting for outdoor seating and entertaining.

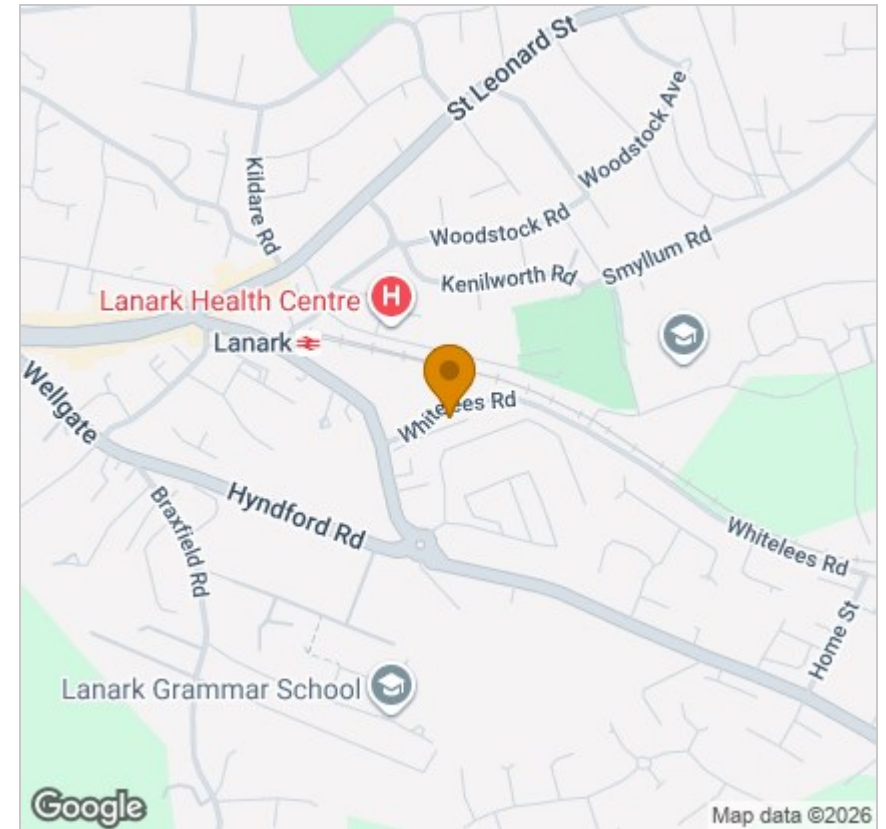
Lanark offers an excellent range of local amenities, including shops, supermarkets, restaurants, leisure facilities and schooling. The town also benefits from excellent transport links, with Lanark train station providing regular services towards Glasgow and convenient road connections to surrounding towns and villages.





TOTAL: 1266 sq. ft, 118 m²
 Ground floor: 706 sq. ft, 66 m², 1st floor: 560 sq. ft, 52 m²
 EXCLUDED AREAS: STORAGE: 15 sq. ft, 1 m², UTILITY: 16 sq. ft, 2 m², BAY WINDOW: 8 sq. ft, 1 m²,
 WALLS: 104 sq. ft, 10 m²

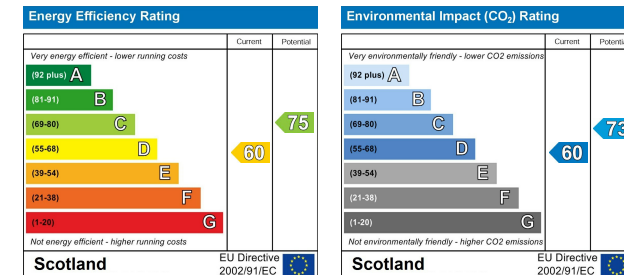
Illustration For Identification Purposes Only - Measurements Are Approximate



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.

Energy Efficiency Graph



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