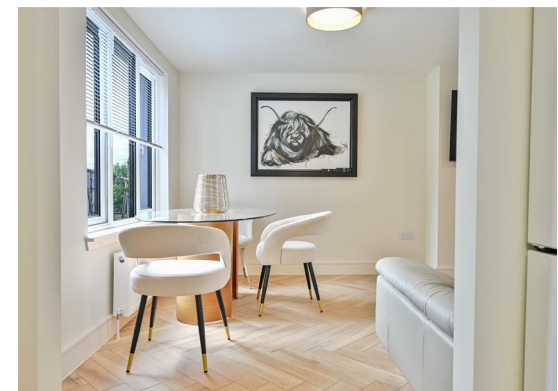




13 Quarry Knowe
, Lanark, ML11 7AH

Offers over £169,995





This beautifully presented three-bedroom semi-detached home has been fully refurbished to an exceptional standard and offers stylish, contemporary living within walking distance of local schools, amenities and transport links. Finished to a high specification throughout, the property provides true walk-in accommodation ideal for families, first-time buyers and professionals alike.

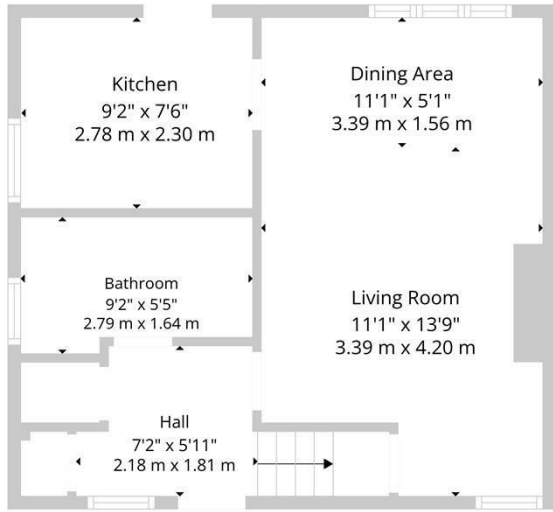
The accommodation comprises a welcoming entrance hallway with a large storage cupboard, a bright and spacious lounge which is open plan to a dining area and flows seamlessly into a modern fitted kitchen complete with a range of integrated and freestanding appliances including an oven, ceramic hob, extractor hood, fridge-freezer, dishwasher, washing machine and tumble dryer (quality appliances including Bosch, AEG, LG & Samsung). Upstairs, there are three well-proportioned bedrooms and a stylish shower room.

The property further benefits from Farrow & Ball interior paintwork, excellent storage, luxury flooring and carpets, LED lighting throughout, double glazing, UPVC fascia and soffits, and a new gas boiler with a 10-year warranty.

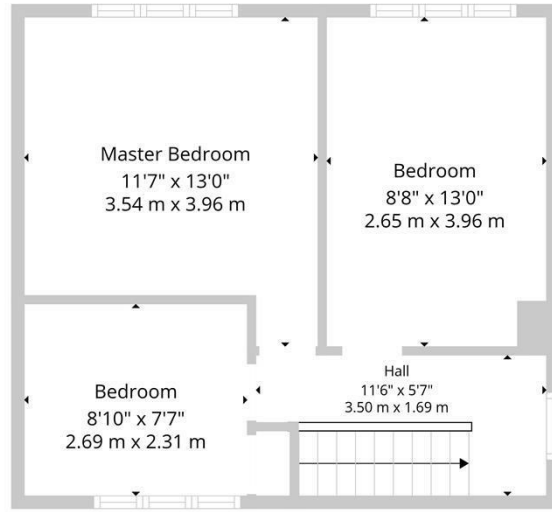
Externally, the property enjoys beautifully maintained front and rear gardens together with a substantial driveway accessed via metal dual gates, providing ample off-street parking for several vehicles. Additional features include an EV charging point, external power and water supply, security lighting, a doorbell camera system and secure rear garden gates. The generous plot also offers potential for future extension or the construction of a garage, subject to the necessary consents.

A selection of furnishings may also be available by separate negotiation. Combining contemporary style, high-quality upgrades and a highly convenient location, this outstanding home is a superb example of modern family living.





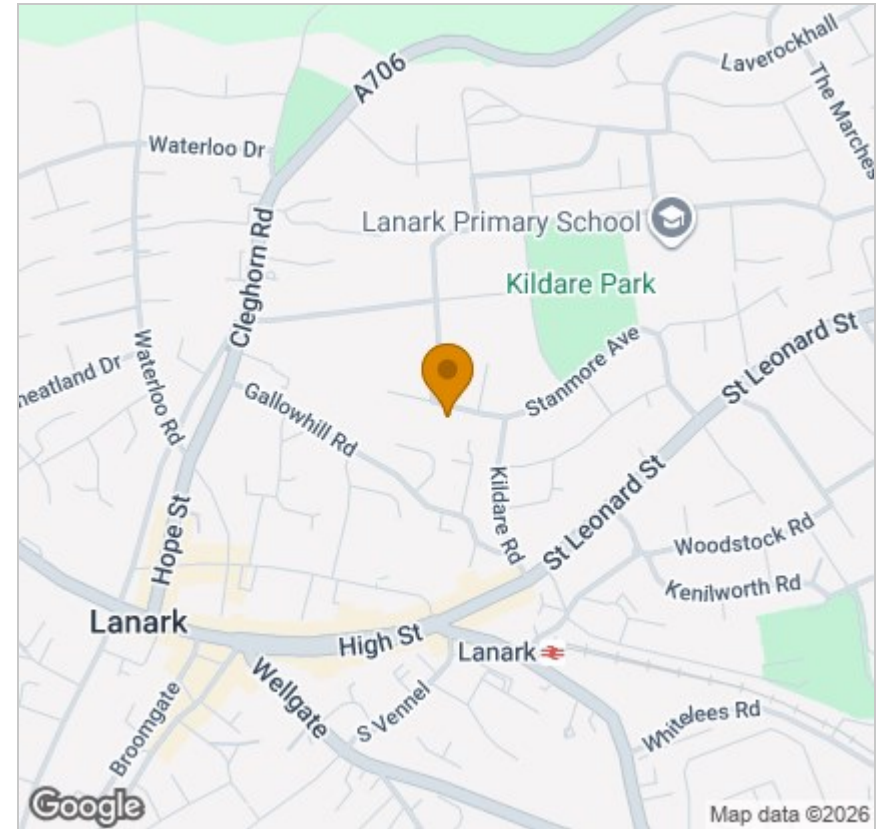
Ground Floor



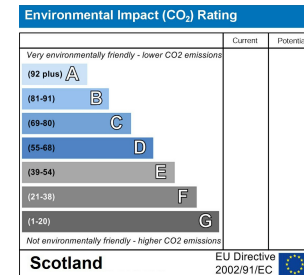
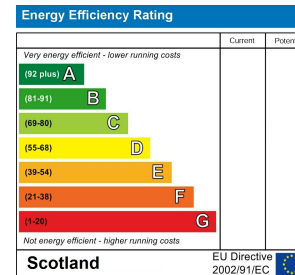
1st Floor

TOTAL: 780 sq. ft, 72 m²
 Ground floor: 390 sq. ft, 36 m², 1st floor: 390 sq. ft, 36 m²
 EXCLUDED AREAS: WALLS: 80 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.

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