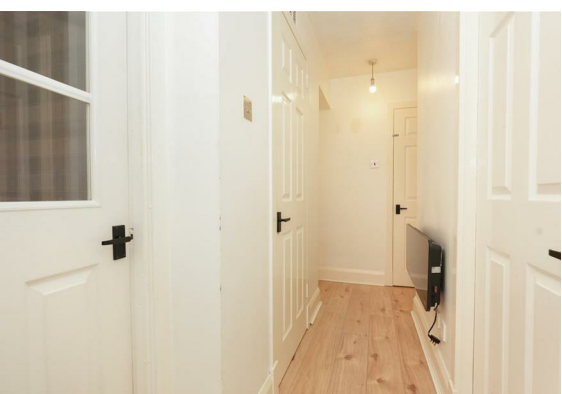
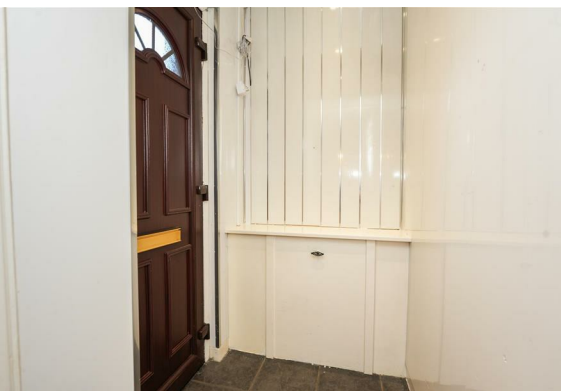




6 Wellhead Court
, Lanark, ML11 7DY

Offers over £84,995







This immaculate two-bedroom ground-floor flat is situated within a sought-after and central location in Lanark, offering well-proportioned accommodation all on one level and benefiting from a newly fitted kitchen and bathroom.

Entry is via a private entrance door leading into a welcoming entrance porch. The bright and spacious lounge provides a comfortable main living space, while the newly fitted modern kitchen offers an excellent range of wall and base units, generous worktop space and integrated appliances including an oven and electric hob.

The property offers two well-proportioned bedrooms, with one benefiting from fitted sliding wardrobes providing excellent storage. Completing the accommodation is the stylish family bathroom, comprising a three-piece suite with shower over the bath.

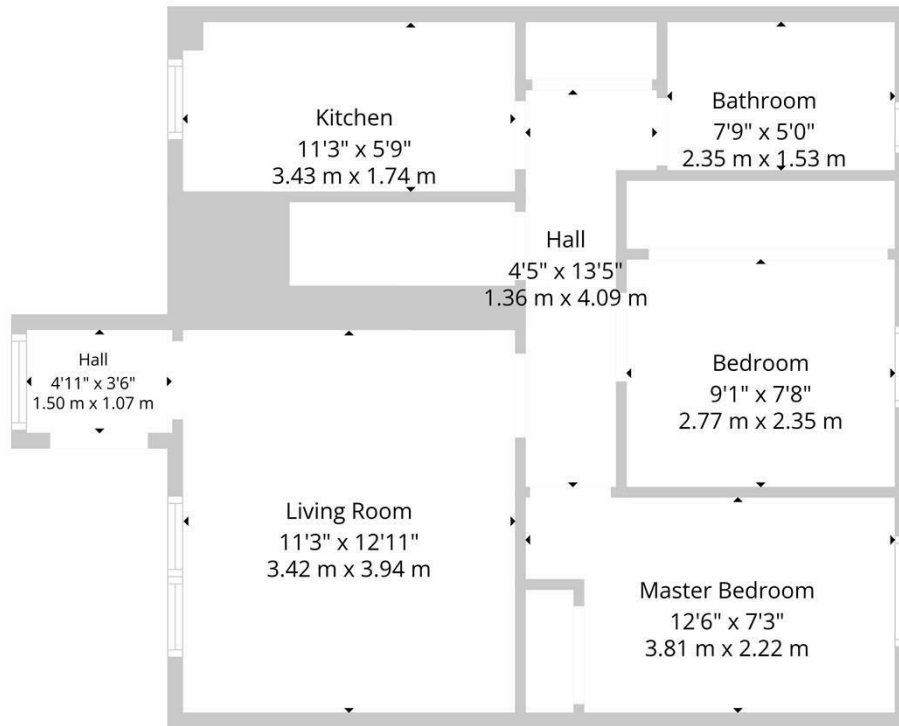
Further benefits include double glazing and electric heating throughout.

Externally, residents and visitors have access to convenient off-street parking within the communal car park.

Lanark is a popular and historic market town offering an excellent range of local amenities including shops, supermarkets, restaurants, leisure facilities and schooling. The property is also ideally positioned for commuters, with Lanark train station providing regular services and excellent road links giving convenient access to Glasgow, Edinburgh and the wider central belt.

Combining a central location with newly upgraded accommodation and the convenience of ground-floor living, this attractive flat would make an excellent choice for first-time buyers, downsizers or investors.



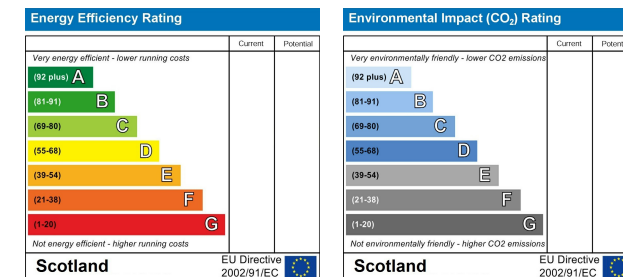


TOTAL: 581 sq. ft, 54 m²
 Ground floor: 581 sq. ft, 54 m²
 EXCLUDED AREAS: WALLS: 53 sq. ft, 5 m²

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