



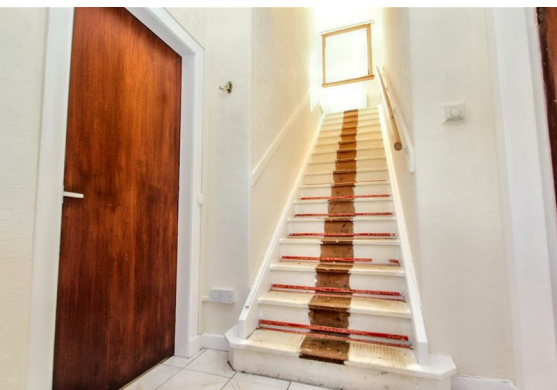
AB Properties



1 Bellfield Cottages
, Lanark, ML11 7RH

Offers over £169,995







**** CLOSING DATE - FRIDAY 19TH SEPTEMBER AT 12 NOON ****

Situated within a popular residential area of Lanark, this rarely available two-bedroom semi-detached property offers generous and flexible accommodation, making it an excellent choice for a variety of buyers.

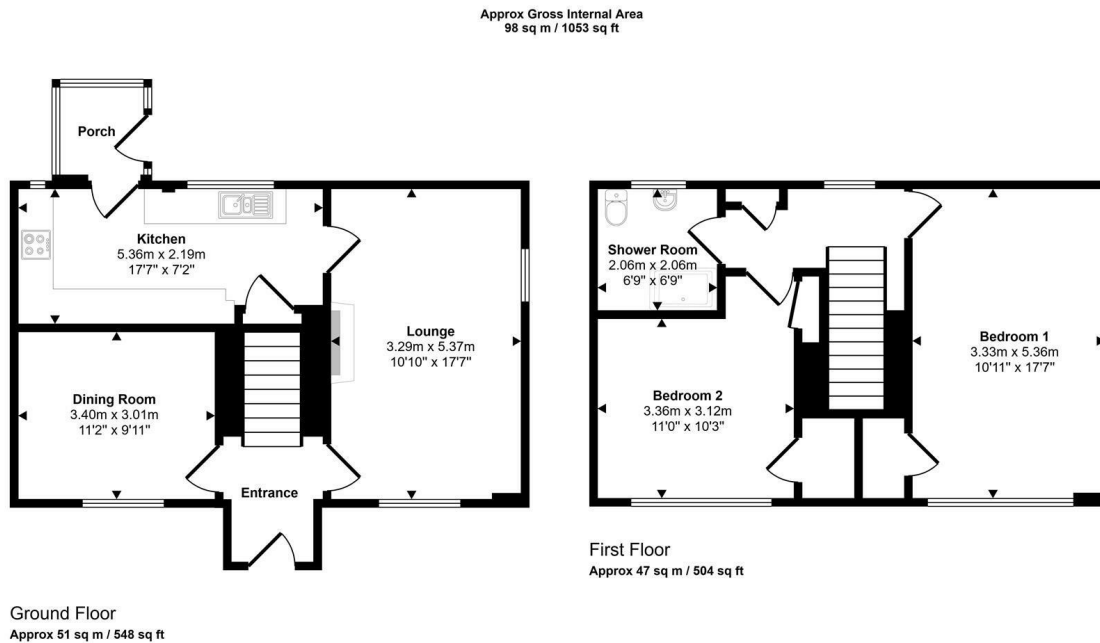
Set across two floors, the ground level features a welcoming entrance hallway, a spacious lounge, and a modern dining kitchen complete with integrated oven, electric hob, extractor hood, storage cupboard, and direct access to the rear porch. Completing the ground floor is a formal dining room, which could also be utilised as a third bedroom to suit individual requirements.

Upstairs, the property boasts a bright landing with storage, a shower room, and two well-proportioned double bedrooms, both benefitting from fitted storage.

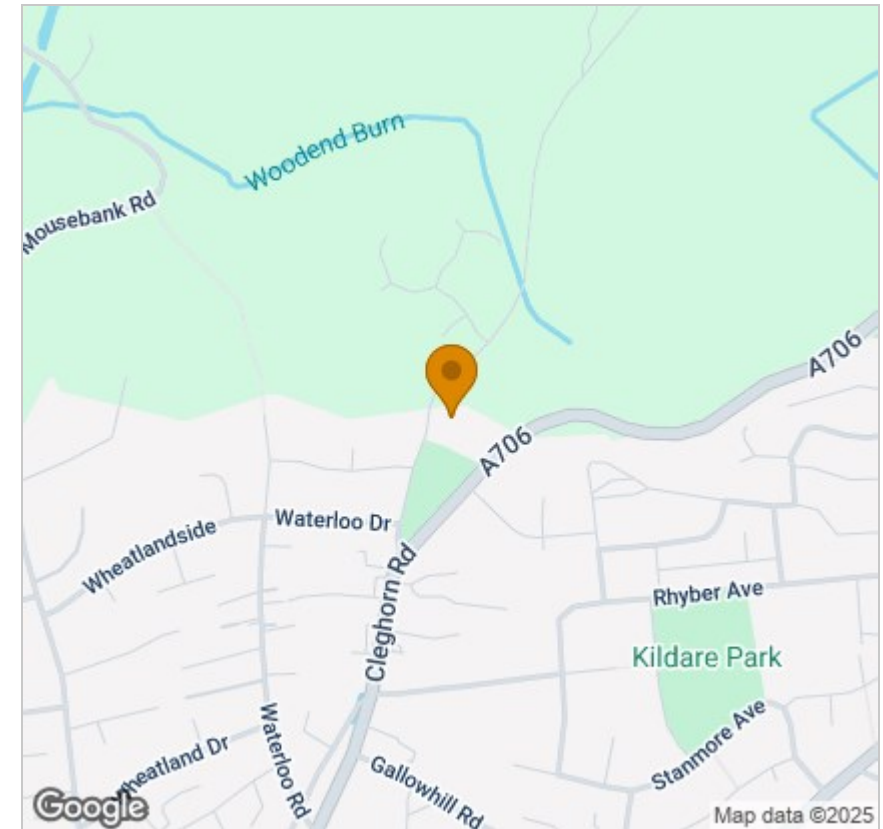
Additional features include gas central heating and double-glazed windows throughout.

Externally, the front of the property offers a well-maintained lawn, a pathway leading to the entrance, and a paved driveway providing ample off-street parking. To the rear, the garden is primarily laid to lawn with a lovely paved patio area, further enhanced by beautiful views over the surrounding countryside.

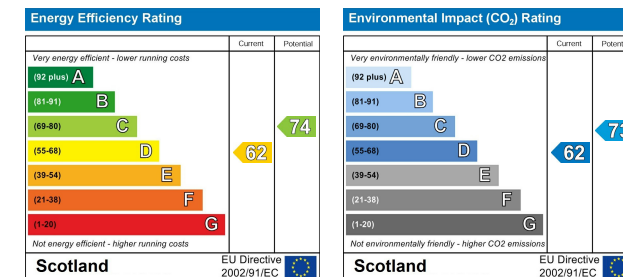




This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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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