

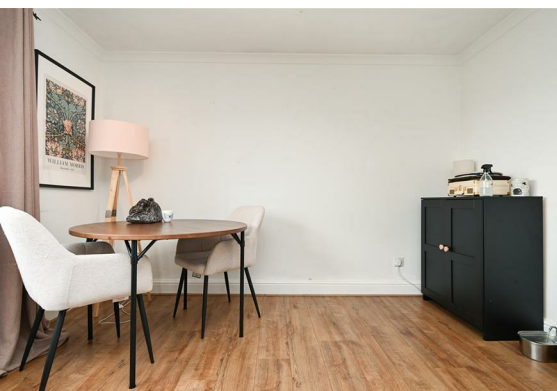


AB Properties

37 Kildare Drive
, Lanark, ML11 7AQ

Offers over £73,000







Situated within the popular Royal Burgh of Lanark, this spacious two-bedroom top-floor flat offers bright, well-proportioned accommodation and would make an excellent choice for first-time buyers, downsizers or buy-to-let investors

The accommodation comprises a welcoming entrance hallway leading to a bright and spacious living room, offering ample space for both lounge furniture and a dining table, creating a versatile setting for everyday living and entertaining.

The fitted kitchen provides a generous range of wall and base units with ample worktop and storage space, complemented by an integrated oven, electric hob and extractor hood. A convenient breakfast bar provides the perfect spot for casual dining while adding to the kitchen's practical and sociable layout.

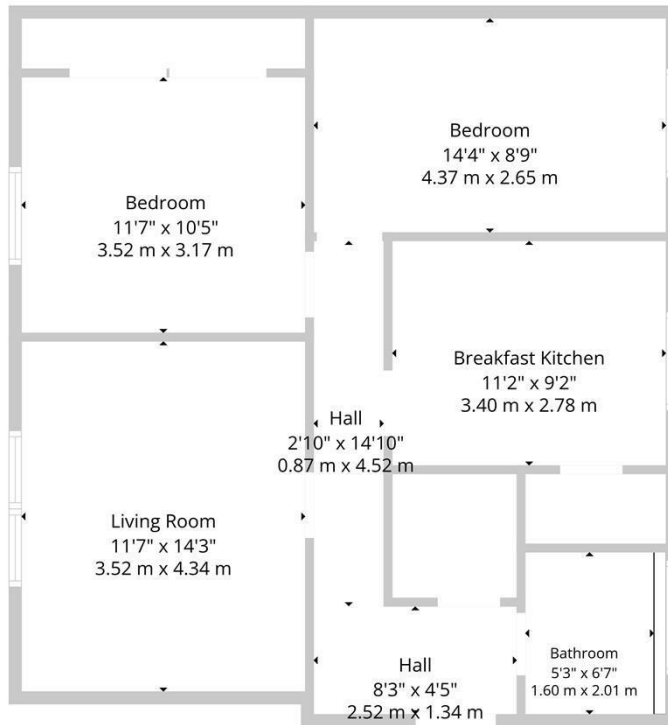
There are two generously proportioned bedrooms, with the master bedroom benefiting from an excellent range of built-in wardrobes providing substantial storage.

Completing the accommodation is the family bathroom, fitted with a three-piece suite comprising WC, wash-hand basin and bath.

Further benefits include gas central heating and double glazing throughout.

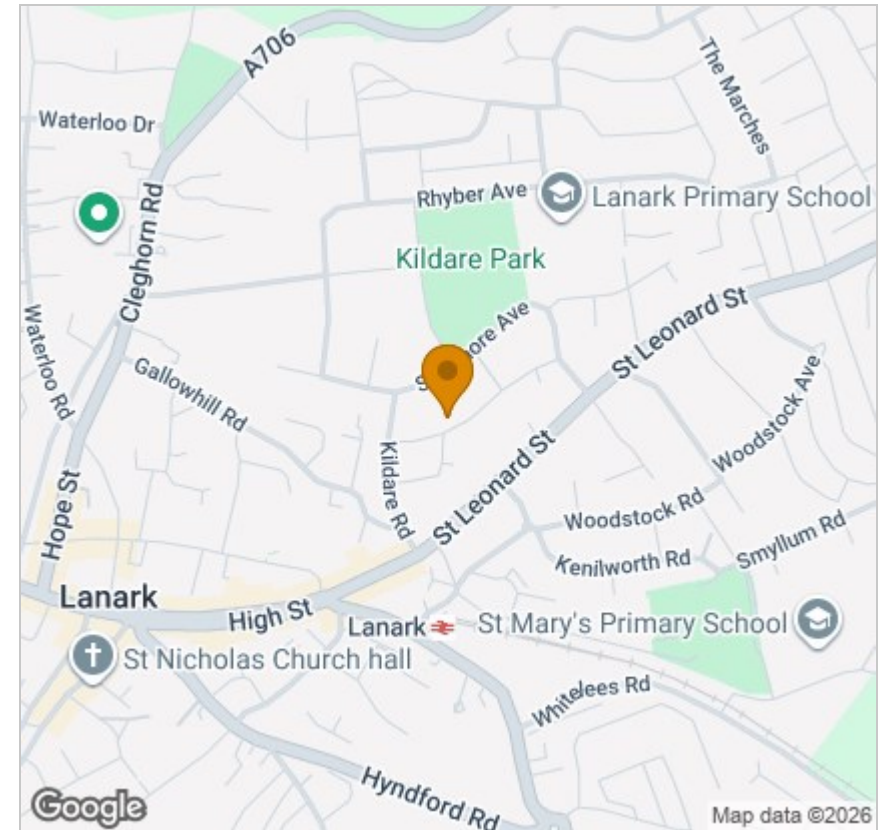
Ideally positioned within Lanark, the property is conveniently placed for a wide range of local amenities, schooling and excellent transport links, including Lanark Train Station providing regular services towards Glasgow.



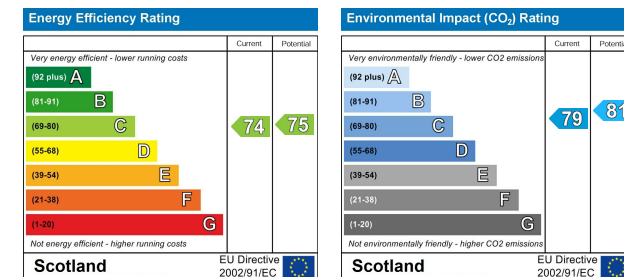


TOTAL: 730 sq. ft, 68 m²
 Ground floor: 730 sq. ft, 68 m²
 EXCLUDED AREAS: WALLS: 55 sq. ft, 5 m²

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.

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