



 **REMAX**
CLYDESDALE

17 Kildare Road, Lanark
Offers Over £149,000 EPC Rating C

17 Kildare Road

Lanark

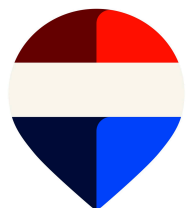
Situated in a popular residential location, close to all the towns amenities, 17 Kildare Road is a deceptively spacious, three bedroom, two public room, semi-detached villa with spacious garden and ample off-street parking.

The property is entered from the front into a welcoming entrance hallway which gives access to the ground floors principal accommodation. The lounge is generous in size with a large window formation allowing excellent natural light and giving views over the rear garden. Off the kitchen is a well-appointed kitchen which has been modernised in recent years. Off this room is a large dining room which gives access to the rear garden. The ground floor is completed by a double bedroom and modern shower room.

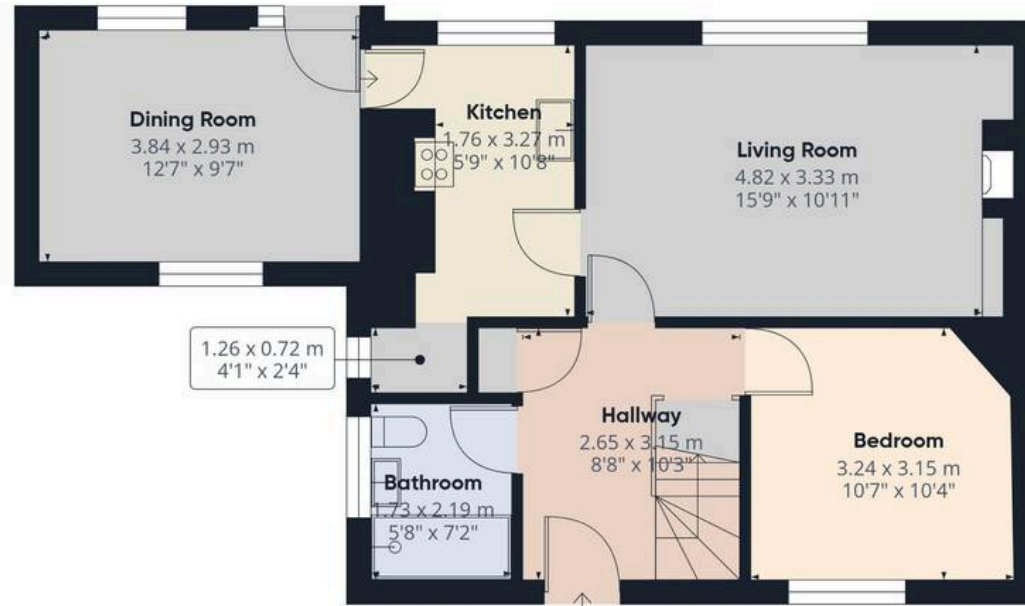
On the first floor there are two well-proportioned double bedrooms which offer nice views over the rooftops of the town towards the countryside in the distance.

The property has been fitted with a modern air-source heating system which coupled with the solar panels on the roof greatly enhance the energy efficiency of the home.

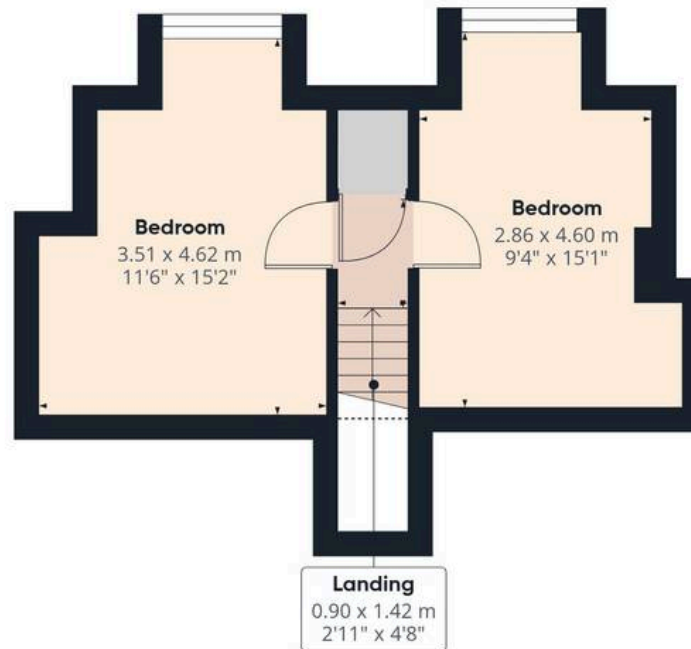
- Semi-Detached Villa
- Three Bedrooms
- Spacious Rear Garden
- Off Street Parking
- Close to Lanark Town Centre







Floor 0



Floor 1



Approximate total area⁽¹⁾

86.1 m²

926 ft²

(1) Excluding balconies and terraces

Reduced headroom

----- Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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