



AB Properties



30 Russell Road  
Lanark, ML11 7HL

Offers over £114,000







Charming two-bedroom terraced house situated within a popular residential area in The Royal Burgh of Lanark.

The property boasts generous accommodation arranged over two levels with the ground floor comprising of a welcoming entrance vestibule, a spacious lounge with feature fireplace, a contemporary kitchen with a range of integrated appliances including an eye-level double oven, fridge freezer, ceramic hob and extractor fan, and a beautiful conservatory that gives access to the rear garden.

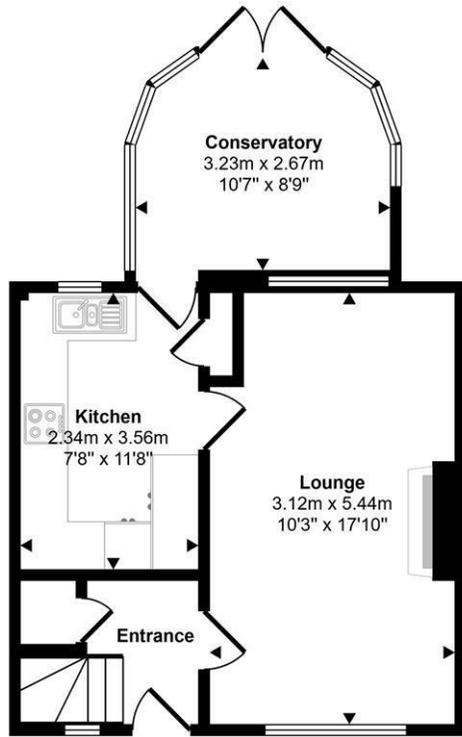
Upstairs offers a spacious landing, a modern shower room, and two double bedrooms with fitted storage/wardrobes.

Additionally the property benefits from gas central heating and double glazing.

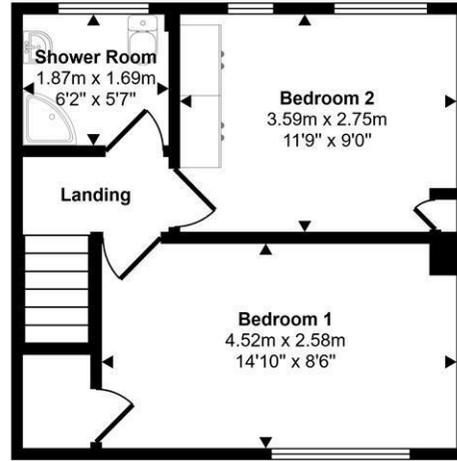
Externally there is a monoblock driveway to the front of the property and a low-maintenance private garden to the rear which comprised of an elevated tiled terrace, an artificial lawn, and a monoblock patio/ drying.



Approx Gross Internal Area  
70 sq m / 753 sq ft

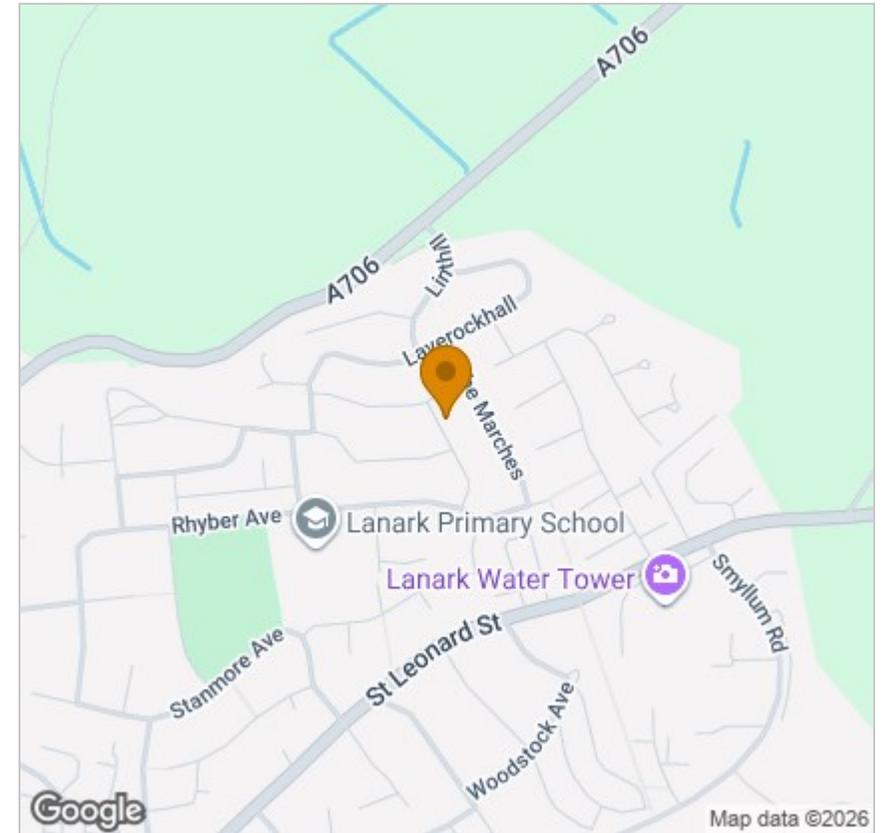


Ground Floor  
Approx 39 sq m / 424 sq ft

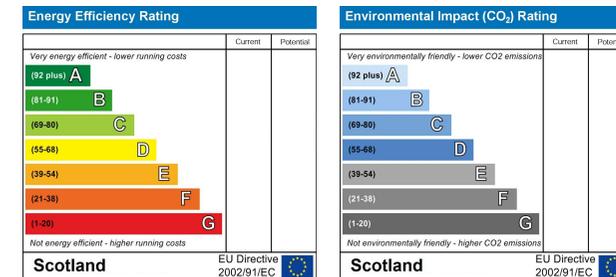


First Floor  
Approx 31 sq m / 329 sq ft

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.

19 Bannatyne Street, Lanark, Lanarkshire, ML11 7JR  
Tel: 01555 660077 Email: admin@ab-properties.co.uk ab-properties.co.uk