





Lanark

Stanmore Crescent Lanark ML11 7DF

Independent Estates



Directions

Traveling up Lanark High Street, take your left at traffic lights onto St Leonards Street. Continue along and take your fifth right into Smyllum Road. Continue along and take your fifth left into Stanmore Crescent. At T junction turn left and the property is situated at end of cul de sac.

Viewing

Strictly by appointment via Independent Estates

Making an Offer

Verbal offers are welcomed, however a formal written offer from a solicitor will be required upon request from Independent Estates. If you are offering at a closing date, please note that all offers must be formal written offers to be considered.

Financial Valuations of Offers

All offers, prior to acceptance, will require the prospective buyer to provide Independent Estates with proof of the source and availability of the funds for the purchase of the property. This information will be passed onto the seller along with any offer.

Rooms

Entrance Hallway	2.20m x 0.93m	Lounge	4.07m x 3.60m
Kitchen	4.12m x 1.64m	Bedroom One	3.65m x 2.85m
Bathroom	1.80m x 1.70m		

Offices

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Disclaimer: These property details are set out as a general outline only and do not constitute any part of an Offer or Contract. Any services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor. Fixtures, fittings and other items are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. Room measurements are taken to the nearest 10cm and prospective buyers are advised to check these for any particular purpose, e.g. Fitted carpets and furniture. This material is protected by the laws of copyright. The owner of the copyright is Independent Estates. This property sheet forms part of our database and is protected by the database rights and copyright laws. No unauthorised copying or distribution without permission.

Stanmore Crescent is a well regarded and quiet cul de sac, situated within close proximity of Lanark Town Centre and all of its amenities including shops, supermarkets, health and leisure facilities as well as excellent transport links including bus and rail. The scenic Clyde Valley is also only a short drive away. Property position provides easy access to major motorway networks of the M74 and M8 giving access to Edinburgh, Glasgow and the South.

Independent Estates are proud to welcome to the market this upper cottage flat which has undergone upgrading by current vendors both internally and externally offering an ideal first purchase or indeed a buy to let investment. Entrance to property via front facing upvc door giving access carpeted entrance staircase. Staircase leads to carpeted upper hallway giving access to lounge, bedroom, bathroom and loft hatch. Front facing lounge with fitted carpet and storage. Rear facing fully fitted kitchen comprising range of base and wall mounted units, ample work surfaces, electric oven, hob, store cupboard and vinyl flooring.

Rear facing bedroom with fitted mirrored wardrobes and carpet. Bathroom comprising three piece suite including low flush wc, wash hand basin, bath, shower (over bath), decorative tiling and vinyl flooring.

The property boasts full recently installed electric heating, solar panelling and double glazing throughout. Resident private parking is situated to side of building with single garage.



Offers Over £65,000