



AB Properties



22 Kenilworth Road  
, Lanark, ML11 7BN

Offers over £125,000





## 22 Kenilworth Road

, Lanark, ML11 7BN

Well presented two bedroom semi-detached villa situated within a central and desirable location 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, and a modern dining kitchen.

Upstairs offers a contemporary bathroom with shower over bath, and two double bedrooms, one of which includes a large storage cupboard.

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

Externally the property is surrounded by generous garden grounds which are primarily laid to lawn. There is an extensive chipped driveway and large detached garage.

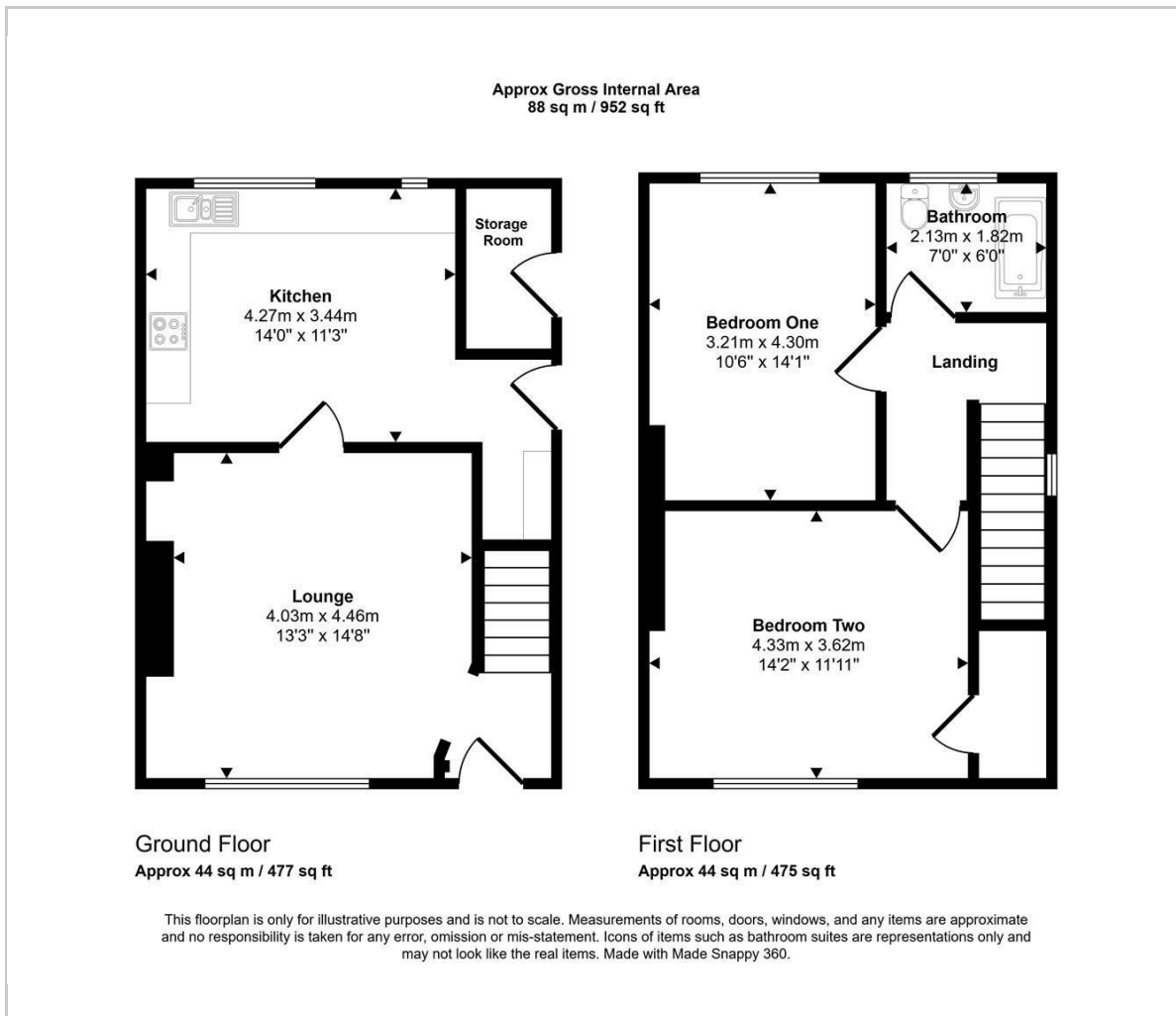
Situated in the heart of Lanark, the property enjoys close proximity to a wide range of amenities, including schools, shops, restaurants, and leisure facilities. The renowned New Lanark World Heritage Site, Lanark Golf Course, and the picturesque Lanark Loch are all nearby. For commuters, Lanark offers excellent transport links, including a local train station with regular services to Glasgow and Edinburgh. The Edinburgh City Bypass is just a 30-minute drive away, while the M74 motorway can be reached in approximately 15 minutes, offering easy access to Glasgow and the wider Central Belt.





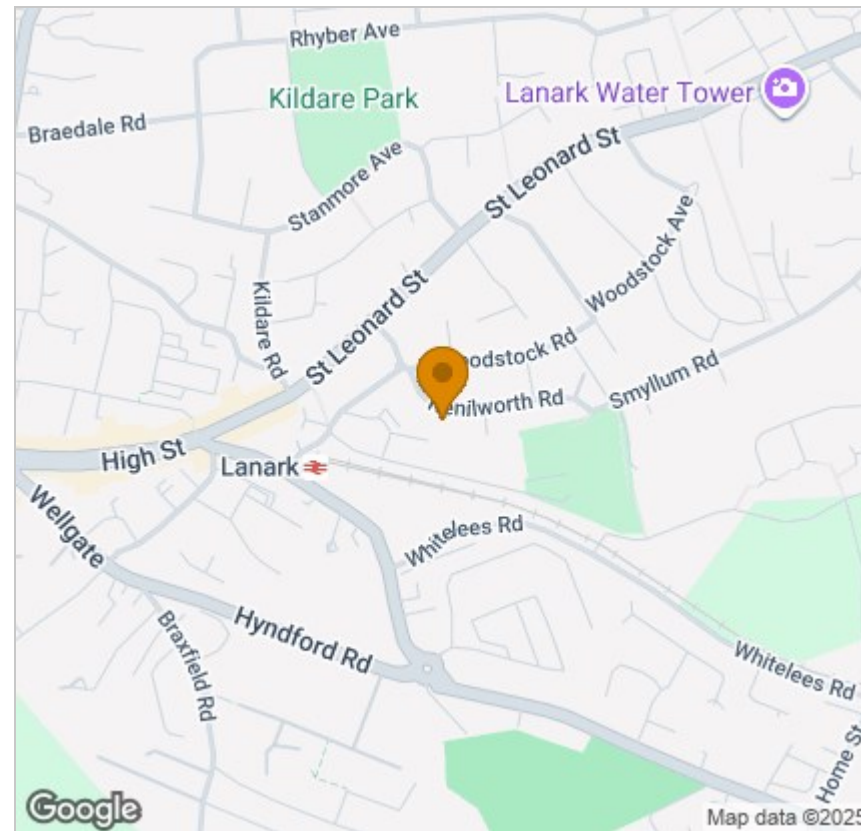




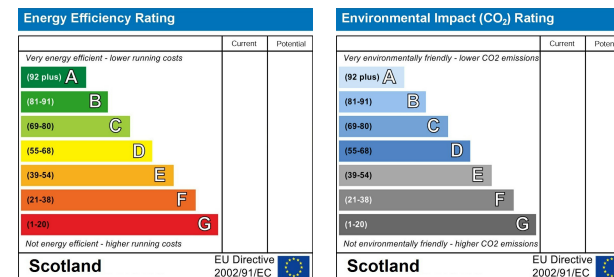


## Viewing

Please contact our AB Properties Office on 01555 660077 if you wish to arrange a viewing appointment for this property or require further information.



## Energy Efficiency Graph



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