

AB Properties

31 Waterloo Road
, Lanark, ML11 7QH

Offers over £180,000

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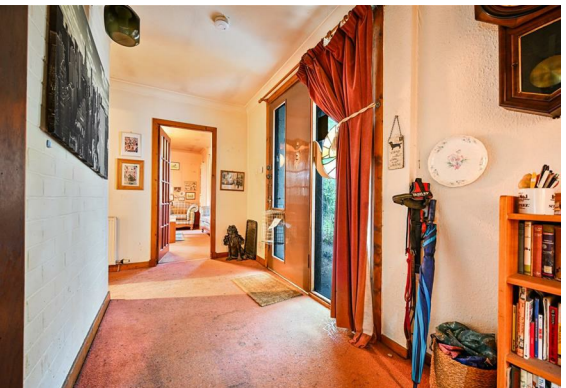






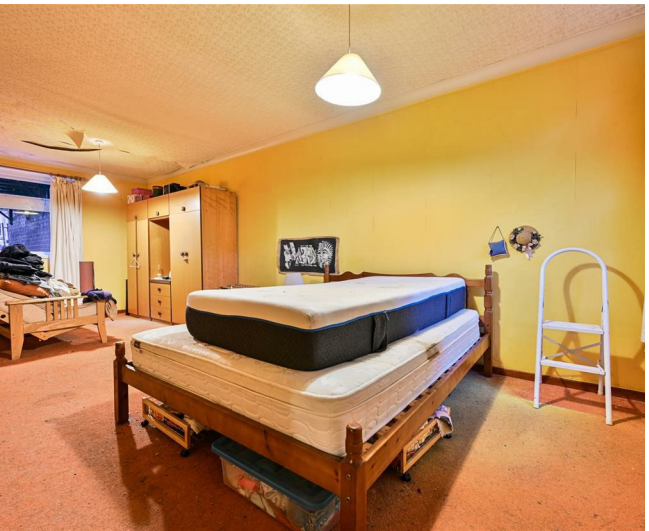














Situated within the popular town of Lanark, this spacious two-bedroom detached bungalow offers a rare opportunity for buyers looking to create their dream home. Set within a mature, tree-lined plot, the property boasts generous accommodation extending to approximately 1,276 sq. ft.

The accommodation is arranged entirely on one level and begins with an entrance hallway leading into a spacious kitchen and dining area. The fitted kitchen offers a range of wall and base units, ample worktop space and room for family dining.

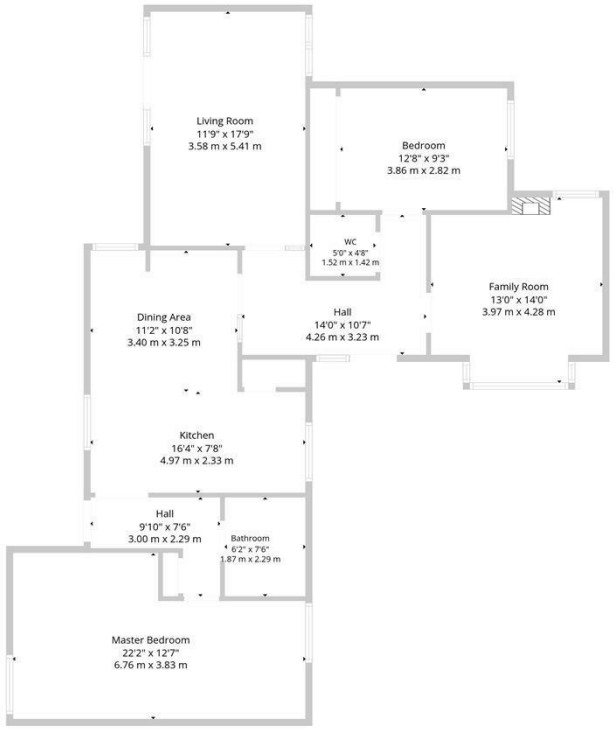
The bright and generously proportioned living room features a large picture window overlooking the surrounding greenery and a feature fireplace, creating a welcoming space for relaxing. A separate family room provides further versatile accommodation, ideal as an additional sitting room, home office or entertaining space.

There are two well-proportioned bedrooms, including an exceptionally spacious master bedroom offering fantastic flexibility for furniture arrangements. The second bedroom benefits from fitted wardrobes, providing practical storage space.

Completing the accommodation is a family bathroom fitted with a bath and overhead shower, alongside a separate W/C for added convenience.

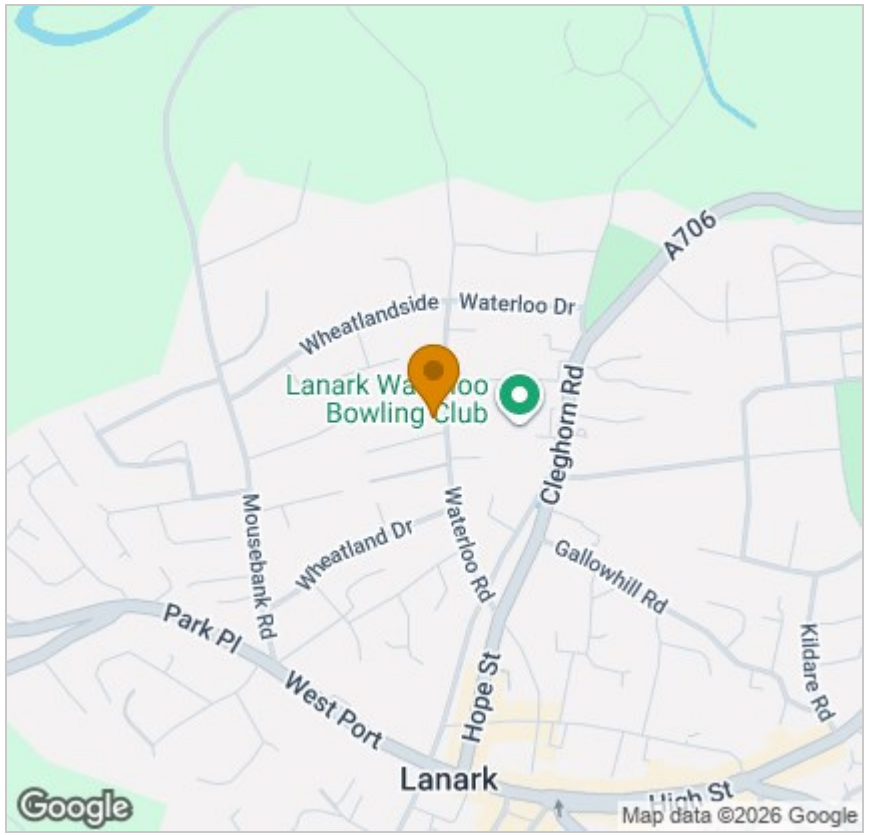
Externally, the property is surrounded by mature trees and established greenery, creating a peaceful, secluded setting. A gated entrance leads into the grounds, with outdoor space offering excellent potential for landscaping and improvement.

Lanark offers a wide range of amenities, including shops, supermarkets, restaurants, leisure facilities and schooling, alongside railway connections to Glasgow and convenient road links to surrounding towns.

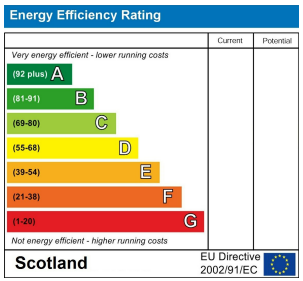


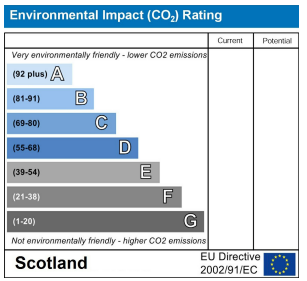
TOTAL: 1276 sq. ft, 119 m2
Ground floor: 1276 sq. ft, 119 m2
EXCLUDED AREAS: WALLS: 101 sq. ft, 9 m2

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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