



AB Properties



36 Smyllum Road

, Lanark, ML11 7BT

Offers over £54,995











Situated within a central residential area in Lanark, this well-presented first floor flat offers generous living space throughout.

The accommodation comprises a welcoming entrance hallway, a bright and spacious lounge with access to a private balcony, two well-proportioned bedrooms – one with fitted storage – a fitted kitchen with ample space for appliances, and a bathroom complete with shower over the bath.

The property benefits from double glazing and electric panel heating.

Additional features include a secure entry system, resident's parking, secure lock-up for additional storage and well-maintained communal gardens.

An ideal home for first-time buyers, downsizers, or buy-to-let investors – early viewing is highly recommended!

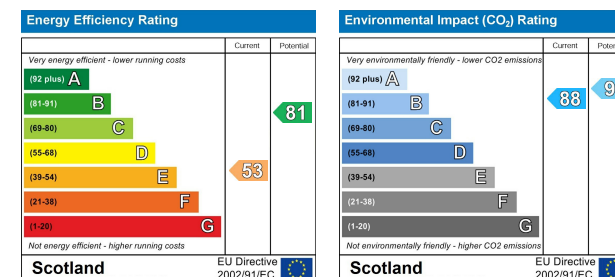


The floor plan shows a 3-bedroom house with the following rooms and dimensions:

- Bedroom 2:** 2.91m x 3.44m (9'7" x 11'3")
- Main Bedroom:** 3.50m x 3.55m (11'6" x 11'8")
- Lounge:** 3.72m x 4.99m (12'2" x 16'4")
- Kitchen:** 3.79m x 2.65m (12'5" x 8'8")
- Bathroom:** 2.02m x 1.71m (6'8" x 5'7")
- Store:** A small storage room.
- Hallway:** A central hallway connecting the rooms.
- Balcony:** A balcony accessible from the lounge.

The plan also indicates the location of a front door, a rear door, and a garden.

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.



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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