

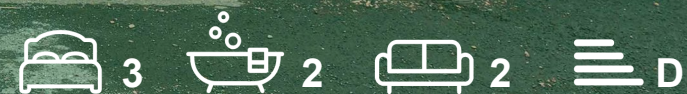


AB Properties



25 Jerviswood Road
, Lanark, ML11 7QS

Offers over £220,000







This beautifully presented traditional terraced villa offers generous and flexible accommodation over two levels, combining modern interior styling with a selection of charming original features. Ideally situated in the heart of the historic Royal Burgh of Lanark, the property is perfectly placed for local amenities, schools, and transport links.

The ground floor comprises a welcoming entrance hallway leading to a bright and spacious living room with feature log burner. To the rear, the well-proportioned family room offers versatility and could serve as a fourth bedroom if required. There is a fully integrated, contemporary, kitchen with space for casual dining and a recently installed stylish tiled shower room completes the ground floor accommodation.

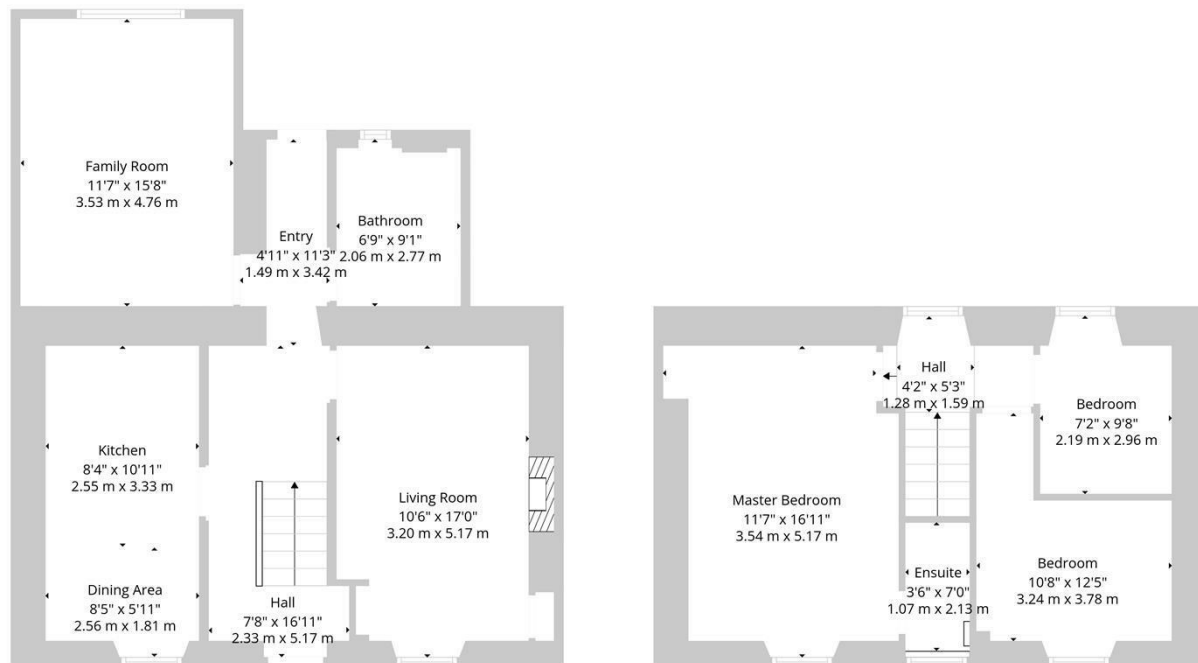
On the upper level, the property boasts a generous master bedroom with a convenient en-suite shower room and two further, well-sized, bedrooms.

Additionally the property benefits from gas central heating and double glazing; the windows in the main living areas has been fitted with luxurious shutters.

Externally, the property benefits from a large, private rear garden—an exceptional outdoor space ideal for families and entertaining. The garden includes a summer house, garden shed, secluded seating area, and well-maintained vegetable patches and flower beds, offering both practicality and charm. On-street parking is available to the front of the property.

The property is set within the idyllic Royal Burgh of Lanark, where a wide range of schools, shops, amenities, entertainment and recreational facilities can be found. Also, the well-known New Lanark world heritage centre, the famous Lanark golf course and the stunning Lanark Loch are all within close proximity. Lanark is much favoured particularly for those requiring good transport links, local train station and easy access to Glasgow and Edinburgh.



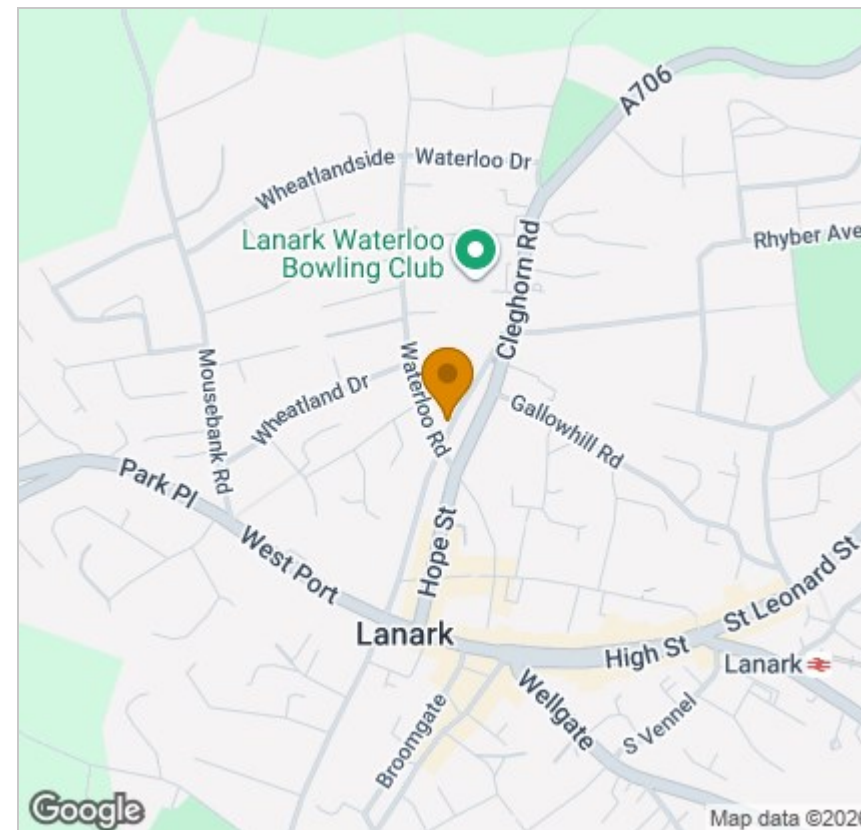


Ground Floor

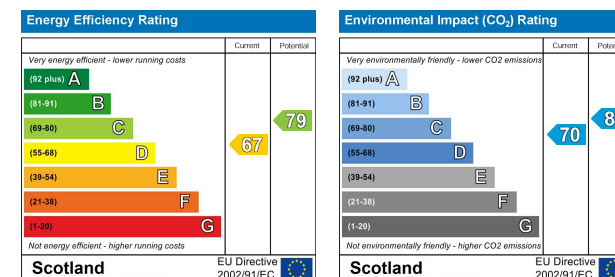
1st Floor

TOTAL: 1243 sq. ft, 115 m2
 Ground floor: 791 sq. ft, 73 m2, 1st floor: 452 sq. ft, 42 m2
 EXCLUDED AREAS: WALLS: 216 sq. ft, 21 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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