



AB Properties



19 Bankhead Terrace  
, Lanark, ML11 9BT

Offers over £69,995











Immaculate two-bedroom ground floor flat offers generous accommodation arranged over one level, making it an ideal home for first-time buyers, those looking to downsize, or investors.

The accommodation comprises a welcoming entrance hallway with three useful storage cupboards, a bright and spacious lounge, and a fitted kitchen with ample space for appliances. The property is complete with two generously sized bedrooms, both benefiting from the luxury of fitted wardrobes, and a modern shower room.

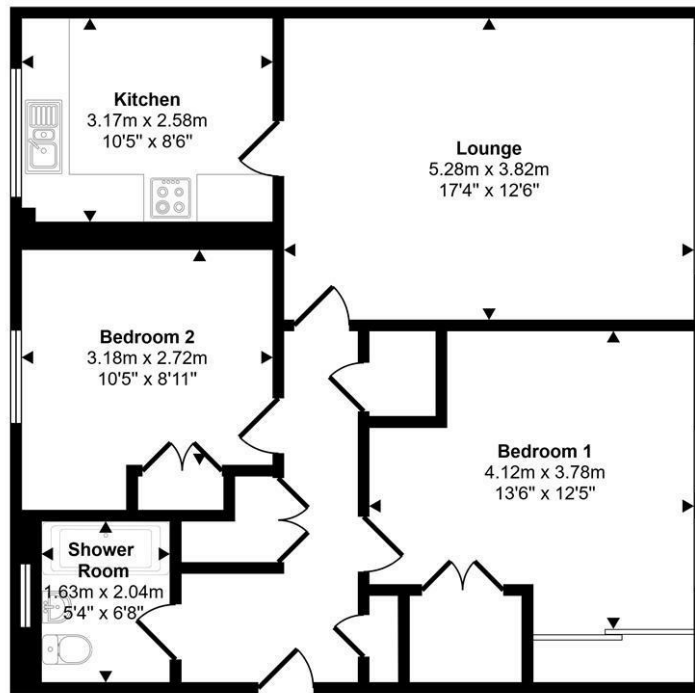
Additionally, the property benefits from gas central heating and double glazing windows are installed throughout.

Externally, the property is surrounded by well-maintained communal gardens, adding to the peaceful and attractive setting.

Situated on the edge of town, the property enjoys open countryside views and is within easy walking distance of the renowned New Lanark World Heritage Site, which offers a 3-star hotel, bar, restaurant, health suite, and beautiful walks to the Falls of Clyde. Lanark is highly regarded, particularly by those seeking excellent transport links. The local train station offers regular services to both Glasgow and Edinburgh. The Edinburgh City Bypass is just a thirty-minute drive away, providing access to East Central Scotland, while the M74 can be reached in around fifteen minutes, offering easy access to Glasgow and the West of Scotland. This property is perfectly placed for commuters travelling in either direction.



Approx Gross Internal Area  
72 sq m / 777 sq ft

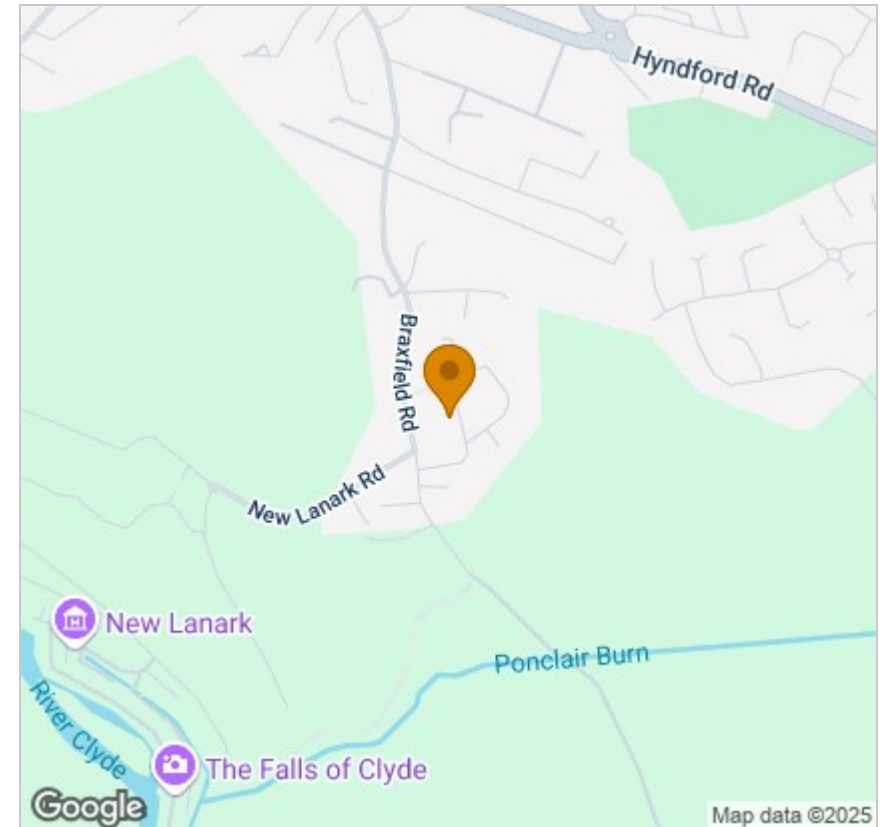


Floorplan

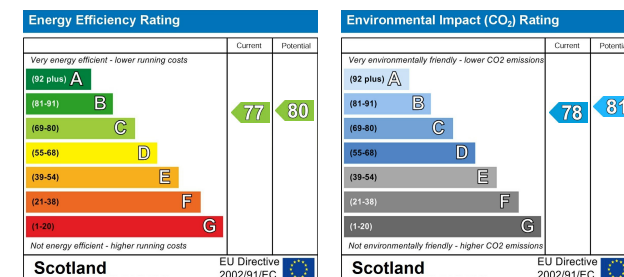
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

## 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