AB Properties

44 Hospitland Drive

, Lanark, ML11 7EH

Offers over £94,995

2 1 2 C

Set within a popular residential area of Lanark, this two-bedroom mid-terrace property offers well-proportioned accommodation and excellent potential for a range of buyers.

The accommodation is arranged over two levels and comprises a welcoming entrance hallway leading to a bright and spacious lounge. To the rear, there is a dining kitchen complete with a large storage cupboard, as well as a conservatory which enjoys views over the rear garden and provides additional living space.

Upstairs, the property offers two generously sized bedrooms, with the principal bedroom benefiting from fitted storage, and a family bathroom fitted with a shower over the bath. Further storage is available via a floored attic.

The property is heated by gas central heating and features double glazed windows throughout.

Externally, there is a driveway to the front providing off-street parking. The rear garden is primarily laid to lawn and also features a paved patio area, along with timber sheds offering excellent outdoor storage.

Early viewing is recommended to appreciate the space and potential this property has to offer.

Approx Gross Internal Area
117 sq m / 1255 sq ft

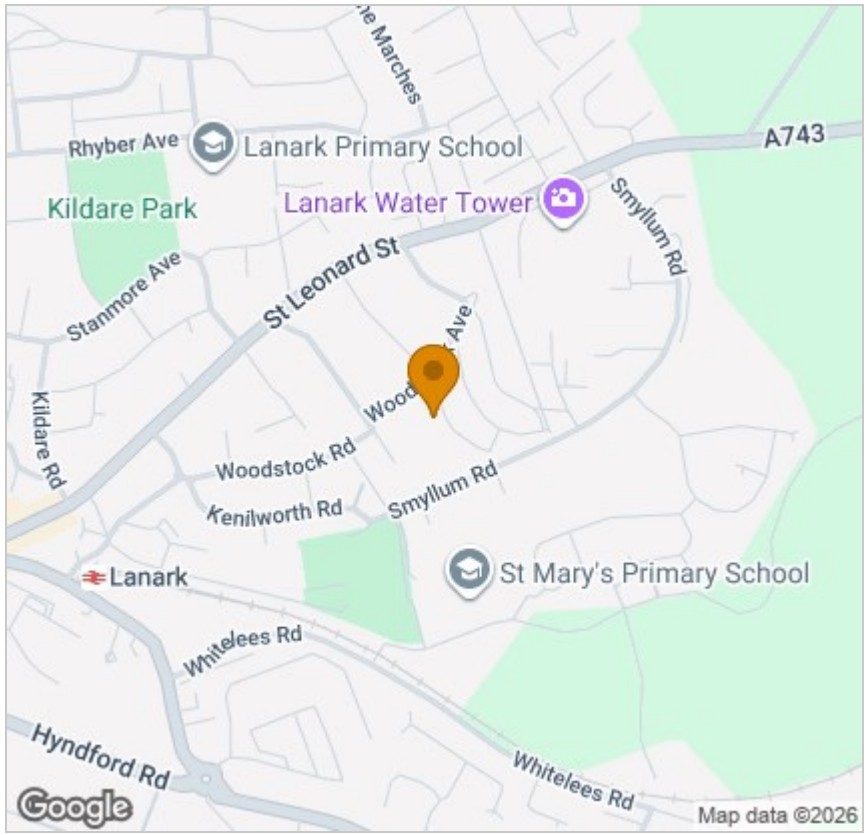
Ground Floor
Approx 49 sq m / 532 sq ft

First Floor
Approx 39 sq m / 418 sq ft

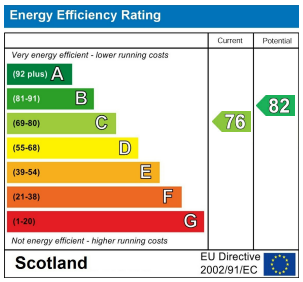
Second Floor
Approx 28 sq m / 305 sq ft

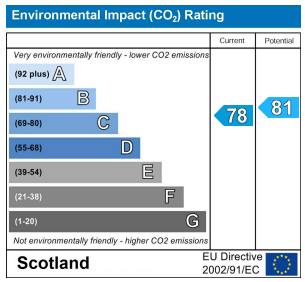
Denotes head height below 1.5m

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.



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.

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 firms 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