



AB Properties



44 Hospitland Drive  
, Lanark, ML11 7EH

Offers over £94,995



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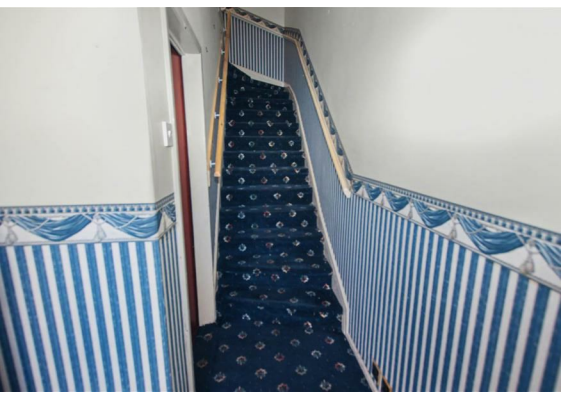
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Set within a popular residential area of Lanark, this two-bedroom mid-terrace property offers well-proportioned accommodation and excellent potential for a range of buyers.

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 / 1256 sq ft



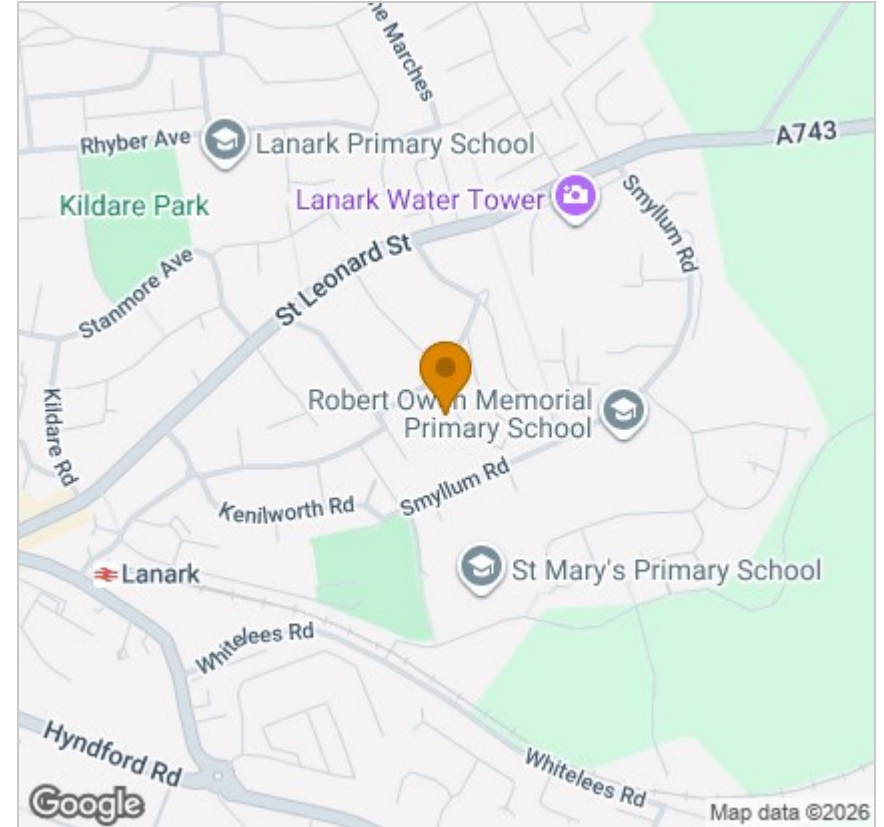
Ground Floor  
Approx 49 sq m / 532 sq ft

First Floor  
Approx 39 sq m / 418 sq ft

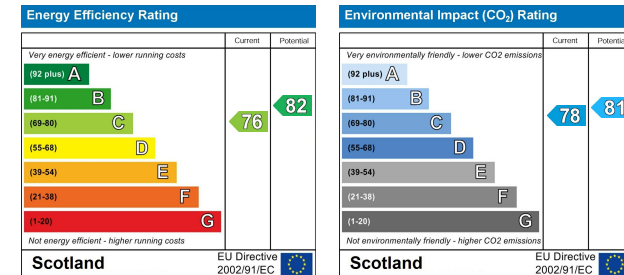
Second Floor  
Approx 28 sq m / 305 sq ft

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.

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