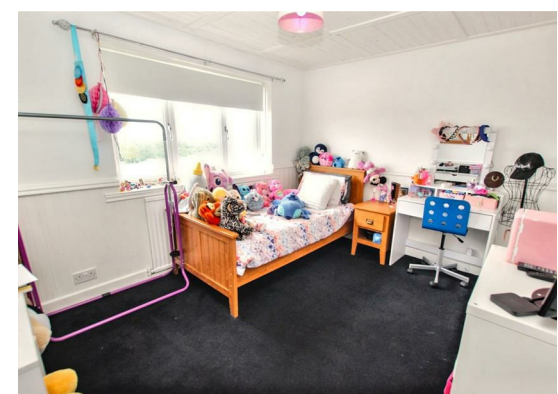




42 Laverockhall  
, Lanark, ML11 7HT

Offers over £179,000





Extended three-bedroom semi-detached villa situated within a desirable location in The Royal Burgh of Lanark.

The property boasts generous accommodation arranged over three levels with the ground floor comprising of a welcoming entrance vestibule, a spacious lounge with large picture window, which is open-plan to the kitchen and dining area. A convenient porch has been added to the kitchen to create a utility space and patio doors lead from the dining area to an attractive balcony with magnificent view.

Upstairs offers a spacious landing, a modern bathroom with shower over bath, two double bedrooms with fitted wardrobes and a study with stairs to a magnificent attic conversion.

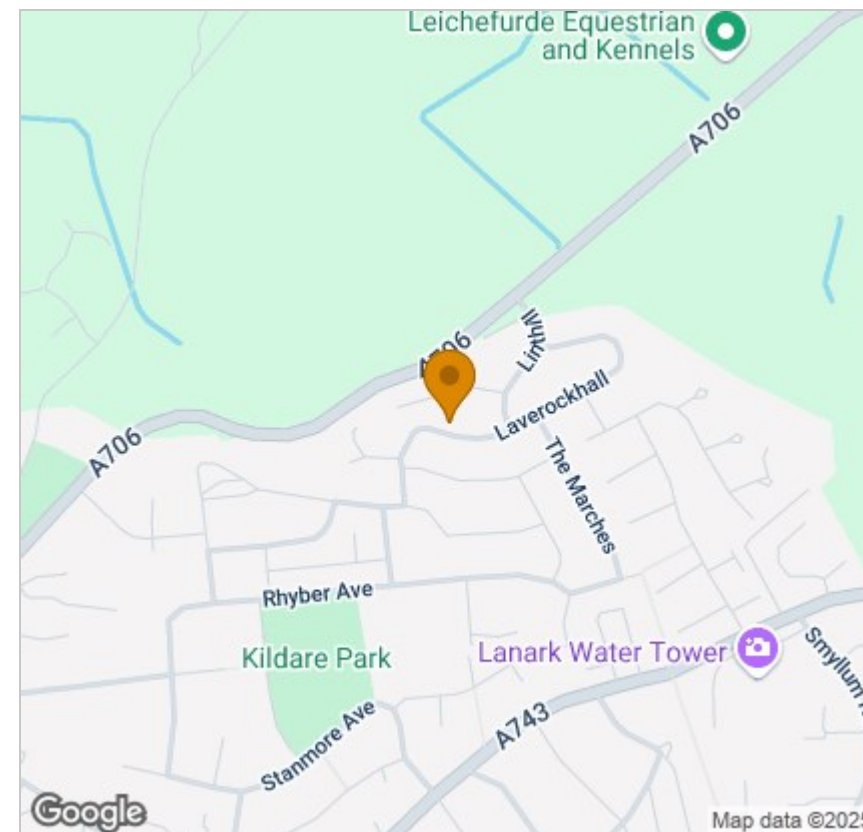
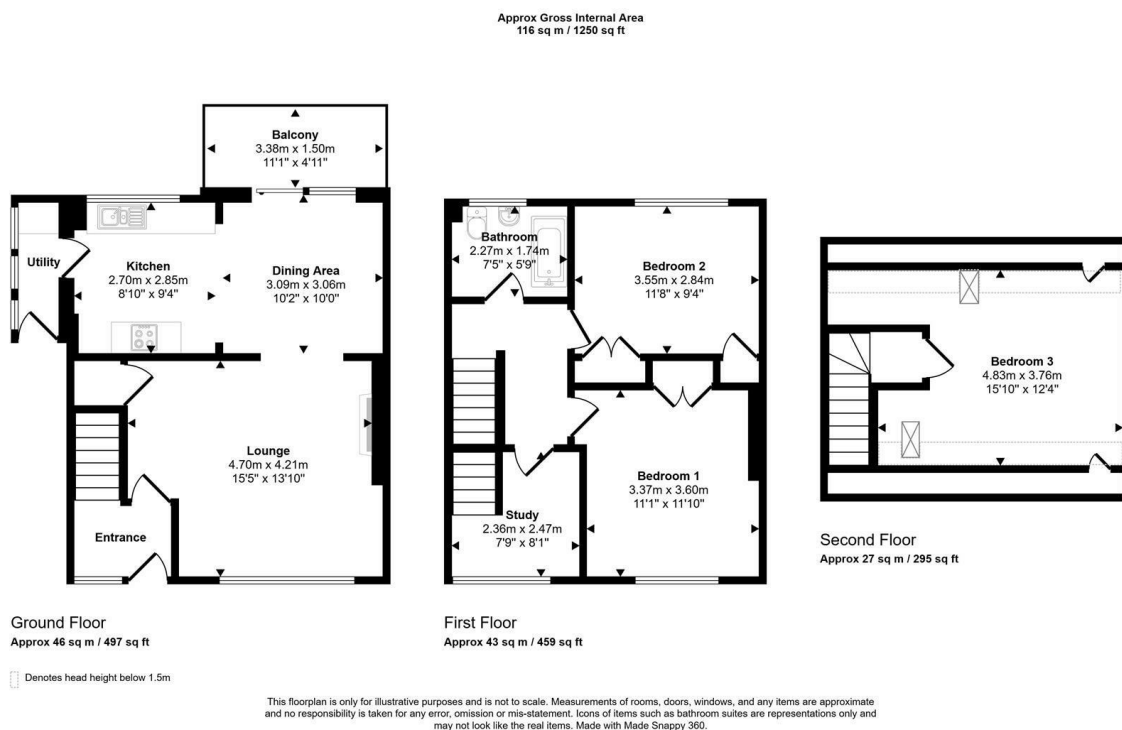
Additionally the property benefits from gas central heating and double glazing.

Externally, to the front of the property is a beautiful landscaped garden which includes a modest lawn and cosy patio area. To the side is an extensive monoblocked driveway leading to a large garage.

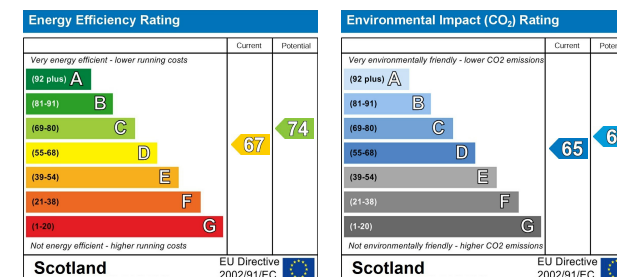
The private rear garden is over split levels and comprises of a huge paved patio and lawn.

Lanark has a a wide range of schools, shops, amenities, entertainment and recreational facilities. 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.





## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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