

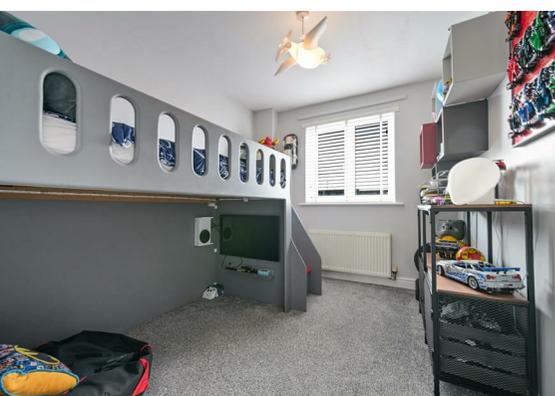
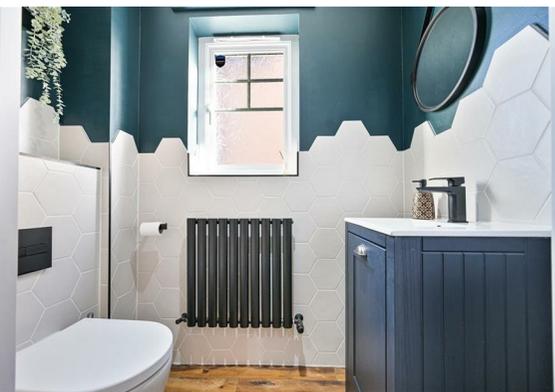


AB Properties



15 Woodburn Court  
Lanark, ML11 9FN  
Offers over £299,995







Immaculately presented four bedroom detached villa situated within the prestigious Heather Lea Development in the Royal Burgh of Lanark.

The property boasts generous accommodation arranged over three floors with the ground floor comprising of a welcoming entrance hallway, a convenient W.C, and a spacious lounge opening into a formal dining room with patio doors to the rear garden. There is also a stylish kitchen with a range of integrated appliances.

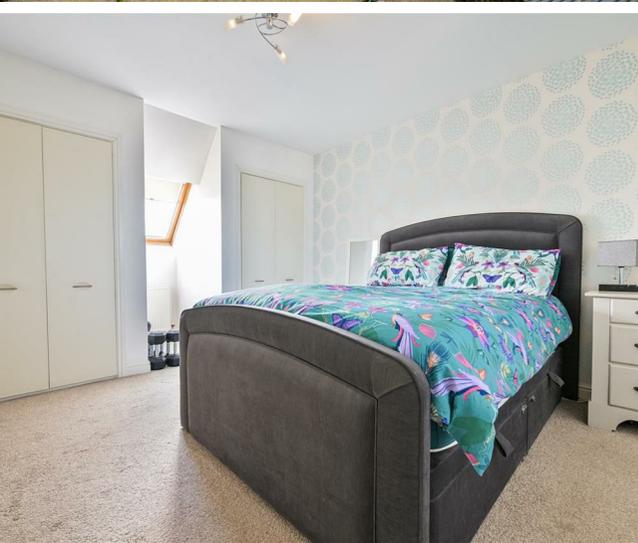
On the first floor there is a contemporary family bathroom with shower over bath, and are three generously proportioned bedrooms, two of which include fitted wardrobes.

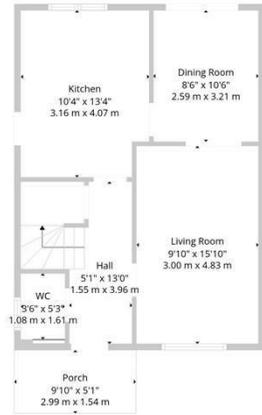
The third floor comprises the master bedroom with fitted wardrobes and a large, modern en-suite shower room.

Externally there are well maintained gardens to the front and rear and a driveway to the side which provides off-street parking and gives access to a single garage at the rear.

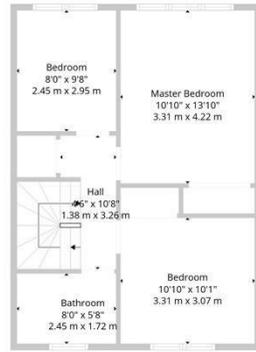
The property further benefits from gas central heating, double glazing and ample storage facilities.

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.

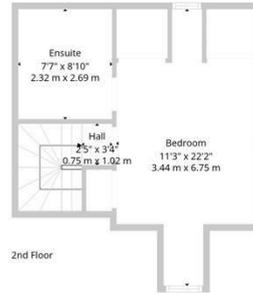




Ground Floor



1st Floor



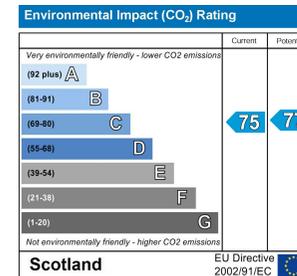
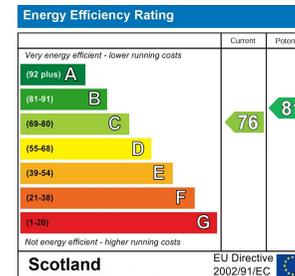
2nd Floor

**TOTAL: 1365 sq. ft, 127 m2**  
 Ground floor: 513 sq. ft, 48 m2, 1st floor: 513 sq. ft, 48 m2, 2nd floor: 339 sq. ft, 31 m2  
 EXCLUDED AREAS: GARAGE: 181 sq. ft, 17 m2, PORCH: 50 sq. ft, 5 m2, WALLS: 142 sq. ft, 12 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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