



177 St. Leonard Street  
, Lanark, ML11 7DU

Offers over £164,995









Situated within a popular and central residential area of Lanark, this three-bedroom mid-terrace property has been recently renovated and offers accommodation presented in true walk-in condition.

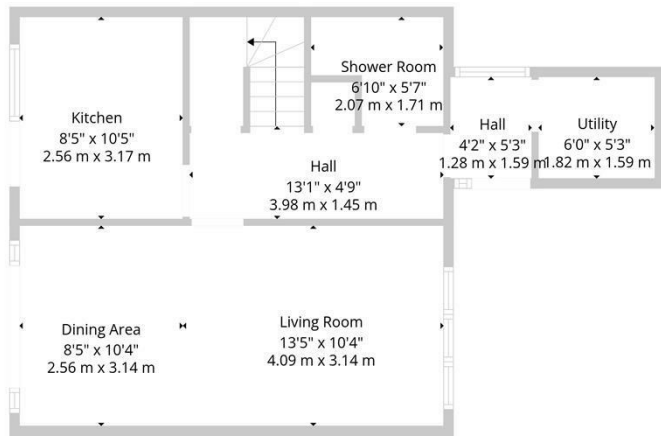
The ground floor comprises a welcoming entrance vestibule featuring a large storage cupboard with space and plumbing for a washing machine and tumble dryer. A hallway with two further generous storage cupboards provides access to the main living accommodation. There is a modern shower room and a spacious lounge which is open plan to a dining area, with French doors leading directly to the rear garden—creating an ideal space for both everyday living and entertaining.

On the upper level, the property boasts a stylish family bathroom complete with shower over the bath and additional storage cupboard. There are three well-proportioned bedrooms, all benefiting from fitted storage.

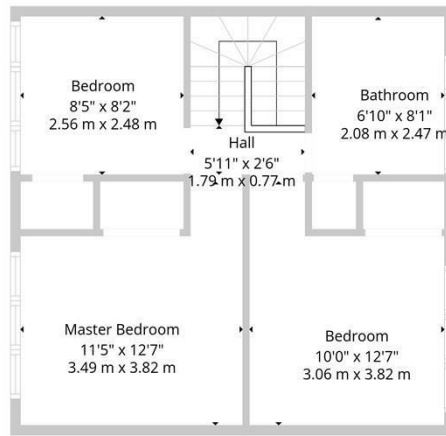
The property is heated via a wet electric heating system and double glazing is installed throughout.

Externally, the property enjoys well-maintained, low-maintenance gardens to both the front and rear. Early viewing is recommended to appreciate the quality and space on offer.





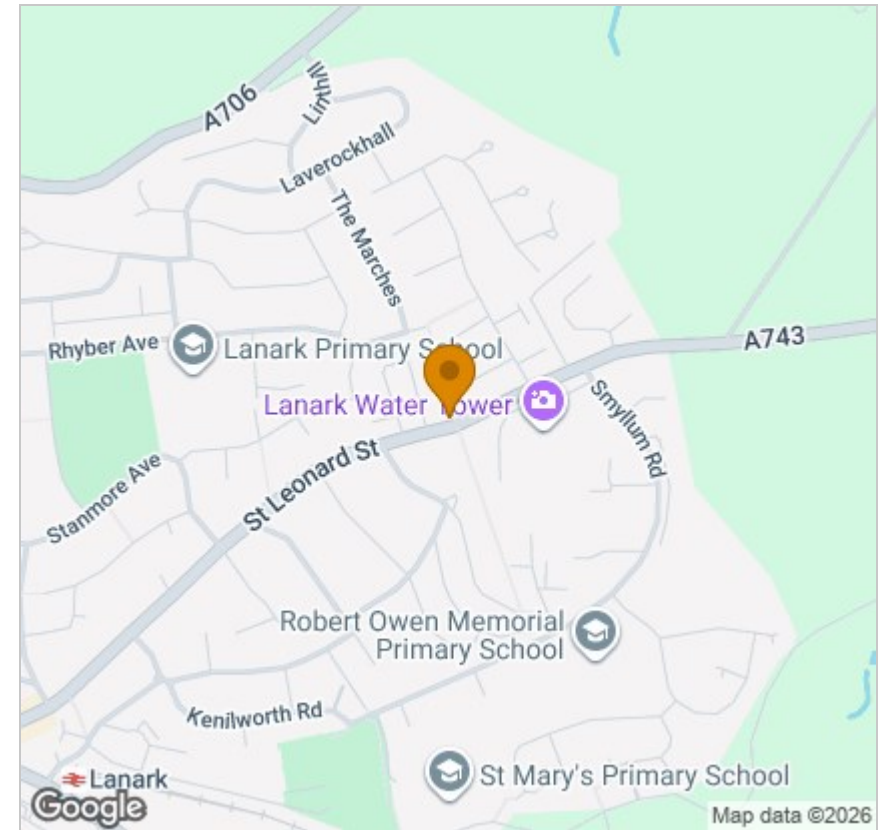
Ground Floor



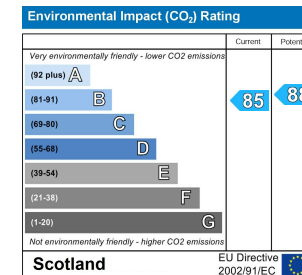
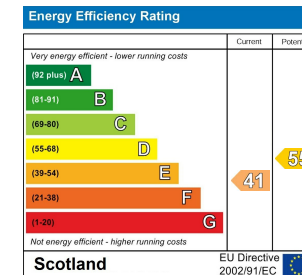
1st Floor

**TOTAL: 943 sq. ft, 88 m2**  
 Ground floor: 484 sq. ft, 45 m2, 1st floor: 459 sq. ft, 43 m2  
 EXCLUDED AREAS: UTILITY: 31 sq. ft, 3 m2, WALLS: 75 sq. ft, 7 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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