



AB Properties

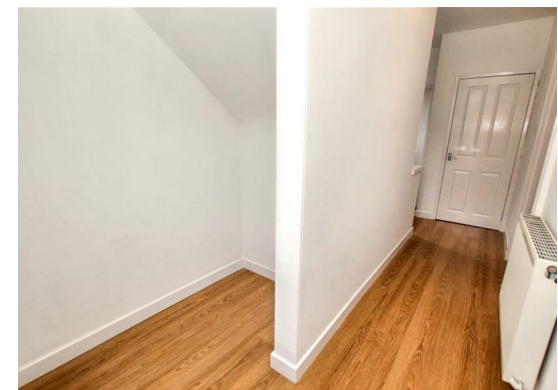


24 Rhyber Avenue  
, Lanark, ML11 7AP

Offers over £134,000











Situated within a popular residential area of Lanark, this spacious three-bedroom semi-detached property occupies a generous plot and offers well-proportioned accommodation throughout.

Set over two levels, the ground floor comprises a welcoming entrance hallway, a bright and spacious lounge, a modern family bathroom with shower over the bath, and a contemporary dining kitchen. The kitchen is fitted with a range of integrated appliances including a fridge-freezer, mid-height double oven, gas hob, dishwasher, and extractor hood, and provides direct access to the rear garden.

Upstairs, there are three generously sized bedrooms, two of which benefit from built-in storage.

Further benefits include gas central heating and double glazing throughout.

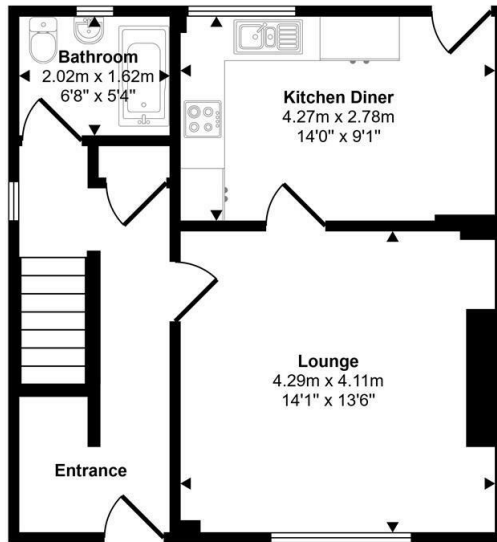
Externally, the property boasts a large plot with a driveway to the front offering ample off-street parking, a well-maintained front lawn, and an extensive garden to the rear—ideal for families or those who enjoy outdoor living.

Located in the heart of Lanark, the historic Royal Burgh offers a wide range of amenities including supermarkets such as Tesco, Morrisons, and Lidl, as well as local shops, a retail park, health centre, and both modern primary and secondary schools. Leisure facilities include a golf course, leisure centre with swimming pool, bowling club, tennis club, and Lanark Loch. Lanark is ideally suited for commuters, with a train station and bus terminus within walking distance. The Edinburgh City Bypass is just a 30-minute drive away, offering convenient access across East Central Scotland, while the M74 motorway is only 15 minutes away, providing swift links to Glasgow and the West of Scotland.

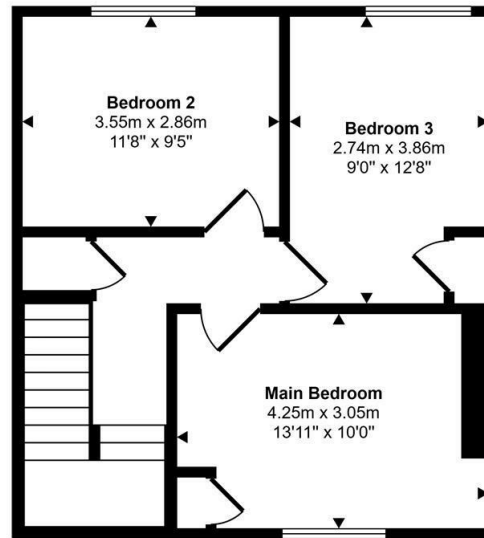




Approx Gross Internal Area  
90 sq m / 969 sq ft

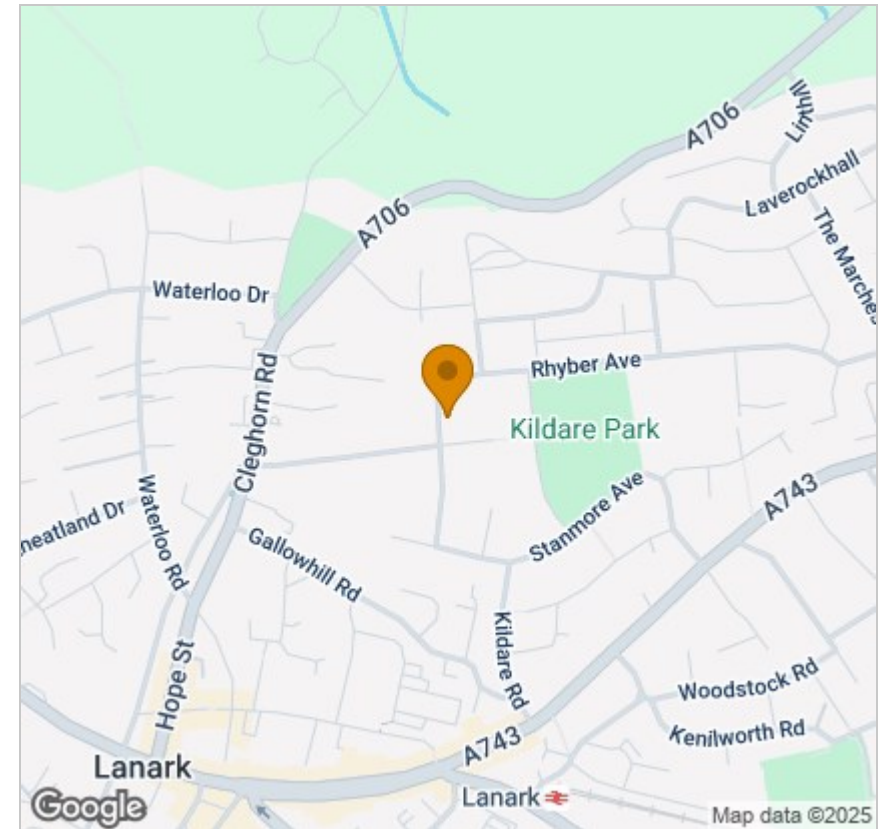


Ground Floor  
Approx 46 sq m / 490 sq ft

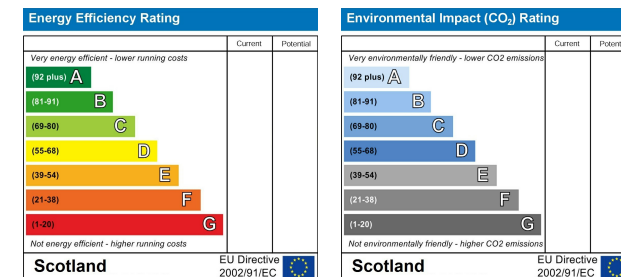


First Floor  
Approx 44 sq m / 478 sq ft

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

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