

AB Properties

5C Broomgate
, Lanark, ML11 9EE

Offers over £89,995

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Well-presented and spacious two-bedroom upper flat, ideally suited to first-time buyers, downsizers, or investors. Conveniently positioned on Lanark's popular High Street and within easy walking distance of Lanark railway station, the property offers excellent access to local amenities, shops, cafés, and transport links, making it an ideal choice for commuters.

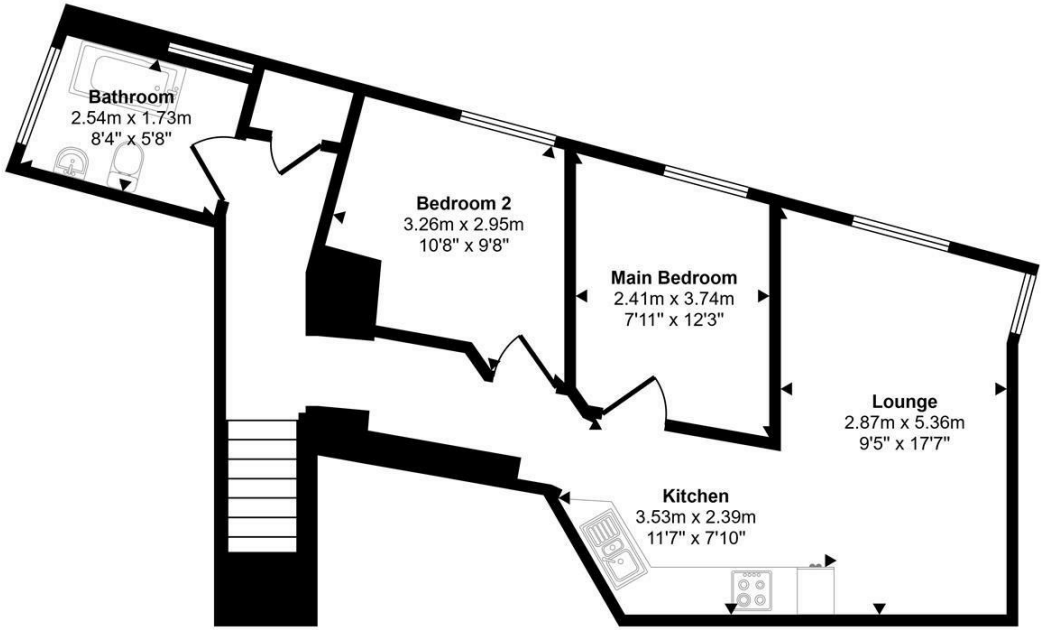
The accommodation comprises of a welcoming entrance hallway leading to a bright and generously proportioned lounge, flooded with natural light from multiple windows and enjoying a picturesque outlook over the town centre. The adjoining kitchen is fitted with a range of base and wall-mounted units, providing ample storage and workspace for everyday living.

There are two well-proportioned double bedrooms, both offering comfortable accommodation and flexibility for a variety of buyers. The family bathroom is fitted with a three-piece suite incorporating a bath with shower over.

Further benefits include gas central heating and double glazing throughout. Offering well-balanced accommodation in a highly convenient location, this attractive flat presents an excellent opportunity to acquire a low-maintenance home close to all that Lanark has to offer.

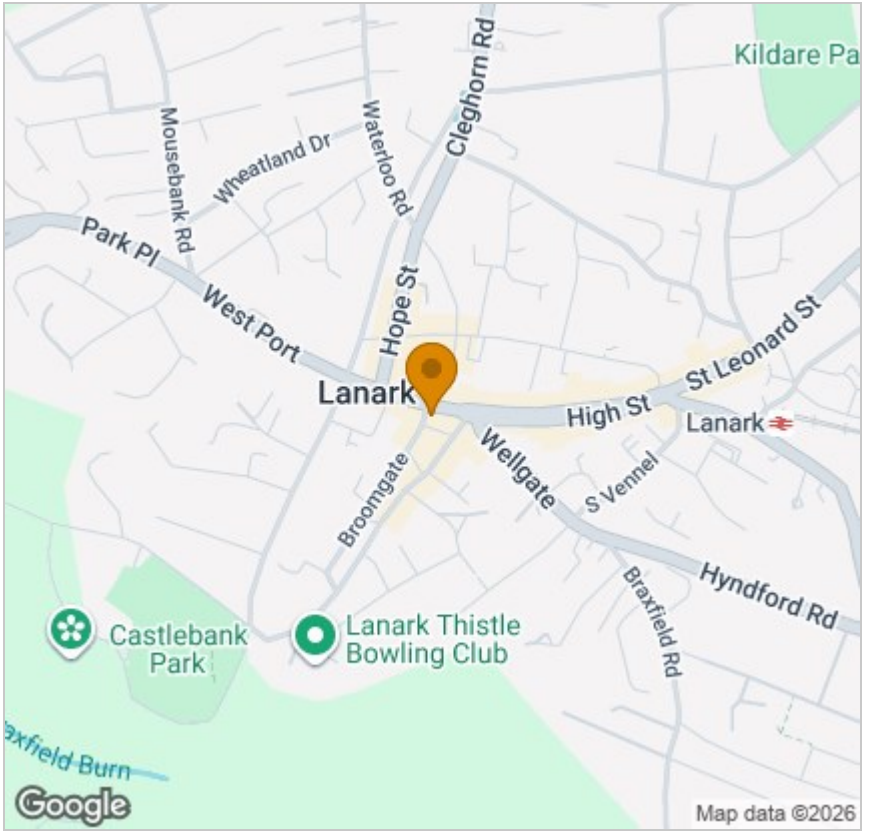
Early viewing is highly recommended to fully appreciate the space, location, and potential on offer.

Approx Gross Internal Area
56 sq m / 599 sq ft

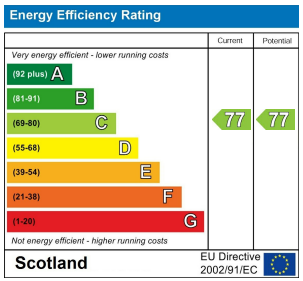


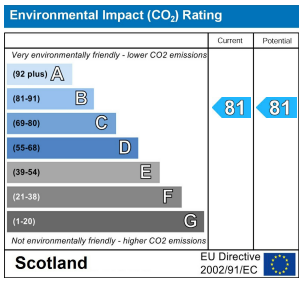
Floorplan

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

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