



AB Properties



5A Mousebank Road
, Lanark, ML11 7PD

Fixed Price £165,000







Immediately impressive luxury apartment situated within a central and sought-after location in the Royal Burgh of Lanark.

The apartment sits on the ground floor and is accessed via a well-kept communal stairwell. The accommodation is arranged over one level and comprises of a welcoming open hallway with a large storage cupboard and utility cupboard, a spacious lounge with patio doors leading to a lovely feature Juliet balcony. The lounge flows into a dining area and modern kitchen with a range of integrated appliances including a double oven, gas hob, dishwasher and fridge-freezer. There is also a large shower room complete with vanity sink unit and WC, and a double bedroom with fitted wardrobes and storage.

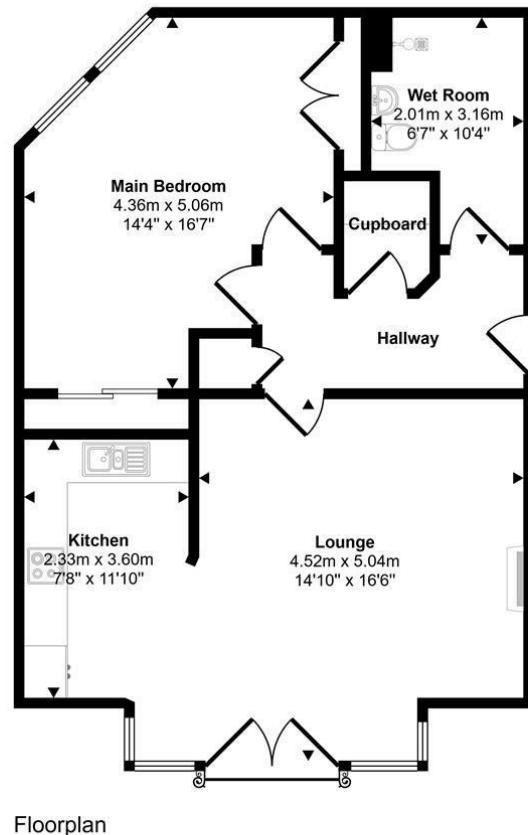
The apartment was originally two bedrooms, but the original owner made a simple alteration to make one larger bedroom. This alteration is easily reversible.

Additionally, the property benefits from gas central heating and triple glazing.

Externally the apartment enjoys well-manicured communal gardens and a private car park.

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.

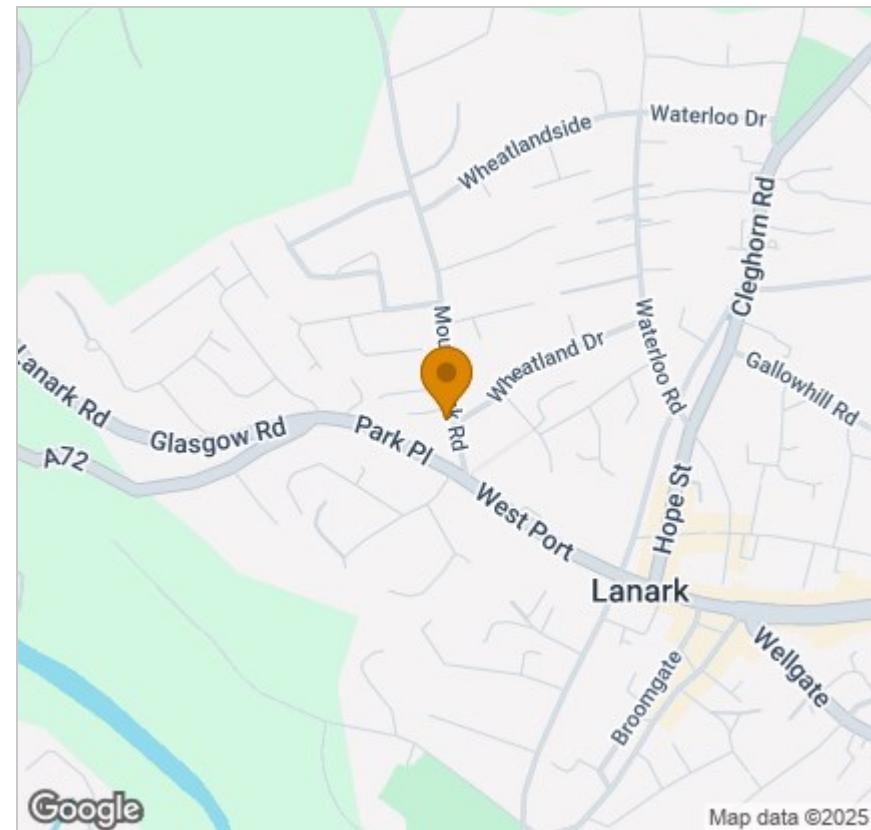
Approx Gross Internal Area
67 sq m / 725 sq ft



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.

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.



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B	81	81
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland	EU Directive 2002/91/EC	

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