



AB Properties



7 Friarsdene
, Lanark, ML11 9EJ

Offers over £320,000



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Immaculately presented five bedroom detached villa situated within a prestigious address in The Royal Burgh of Lanark.

The property boasts generous and versatile accommodation arranged over two levels with the ground floor comprising of a welcoming entrance vestibule and hallway, a modern shower room, and a stunning open-plan dining kitchen with a separate utility room. There are two downstairs double bedroom , one is currently being utilised as a formal lounge with an electric feature fire, and a sitting room with bi-folding doors opening into what is currently being used as a play room.

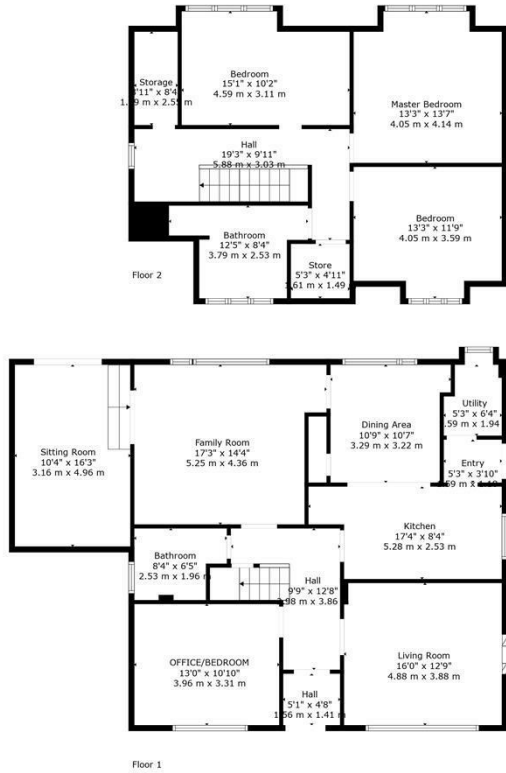
Upstairs offers three sizeable bedrooms and a four-piece bathroom. The upstairs floor features beautiful coombed ceilings and dormer windows.

Additionally the property benefits from gas central heating, double glazing and ample storage facilities.

Externally, to the front of the property , is a driveway allowing off-street parking. The private rear garden has been beautifully landscaped to include an artificial lawn a beautiful paved patio, an elevated deck and an in-ground trampoline.

The property sits within a prestigious address in Lanark's Royal Burgh, where a wide range of schools, shops, amenities, entertainment and recreational facilities can be found. 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.

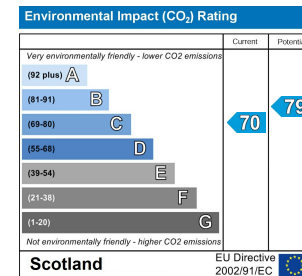
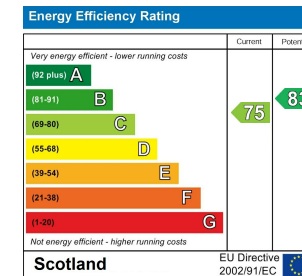




TOTAL: 1934 sq. ft, 180 m²
 FLOOR 1: 1237 sq. ft, 115 m², FLOOR 2: 697 sq. ft, 65 m²
 EXCLUDED AREAS: BAY WINDOW: 4 sq. ft, 0 m², FIREPLACE: 9 sq. ft, 1 m², LOW CEILING: 44 sq. ft, 4 m²,
 STORAGE: 28 sq. ft, 3 m²



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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