



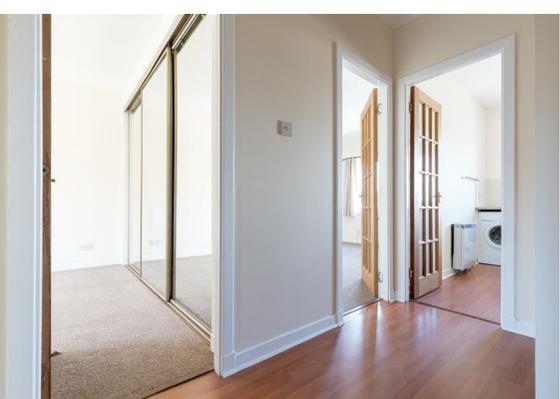
AB Properties



10 St. Vincent Place  
, Lanark, ML11 7LA

Offers over £74,995







**\*\*\*SOLD WITH SITTING TENANT – RENT £595 PCM | INVESTORS ONLY\*\*\***

Well presented one bedroom upper flat ideally located within the heart of Lanark town centre, directly across from the train and bus station — making it a perfect addition to any rental portfolio.

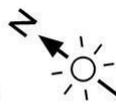
The property is freshly decorated and maintained to a good standard throughout. The accommodation comprises a spacious lounge, fully fitted kitchen, generous double bedroom with large fitted wardrobes and a modern shower room. The property benefits from electric heating and off-street parking to the rear.

Positioned just minutes' walk from Lanark High Street and directly opposite excellent transport links, the location is ideal for commuters. The Royal Burgh of Lanark is steeped in history and offers a wide range of amenities including a modern grammar school, historic 18-hole golf course and the picturesque Lanark Loch.

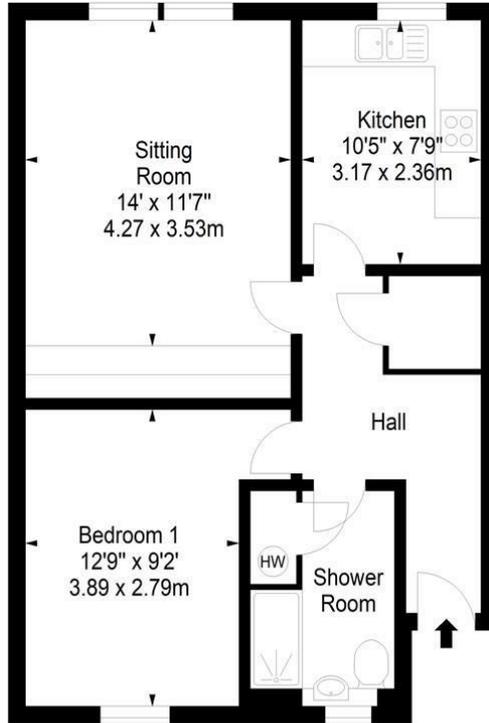
Early enquiry is advised for this ready-made investment opportunity.



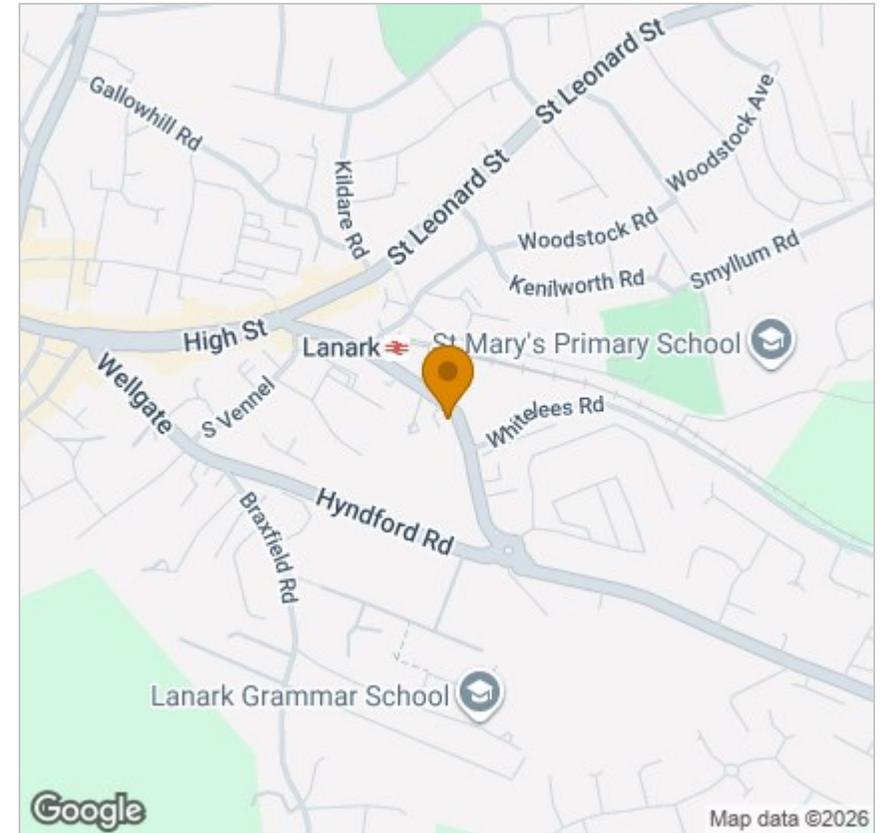
St. Vincent Place,  
Lanark,  
South Lanarkshire, ML11 7LA



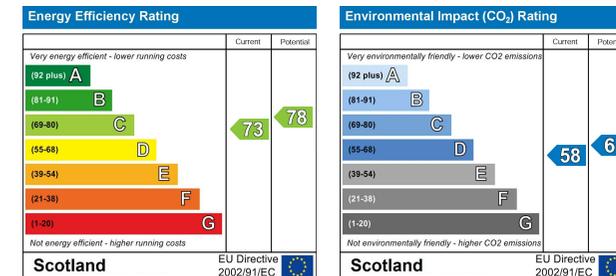
Approx. Gross Internal Area  
568 Sq Ft - 52.77 Sq M  
For identification only. Not to scale.  
© SquareFoot 2025



Second Floor



### 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.

19 Bannatyne Street, Lanark, Lanarkshire, ML11 7JR  
Tel: 01555 660077 Email: admin@ab-properties.co.uk ab-properties.co.uk