



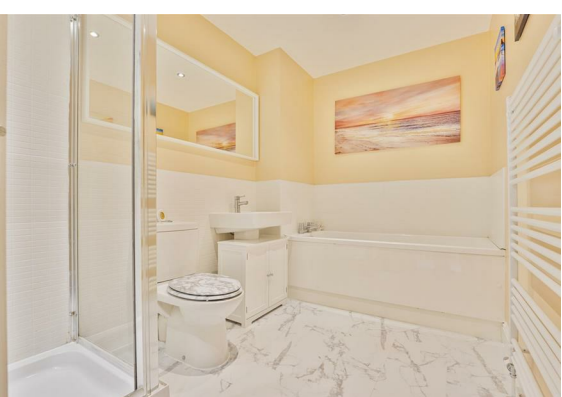
AB Properties



99 Quinn Court  
, Lanark, ML11 9ZR

Offers over £245,000

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This well-presented five-bedroom family home is ideally located on the edge of the historic market town of Lanark. Set over three storeys, this end-terrace townhouse offers deceptively spacious and flexible accommodation, making it an excellent choice for modern family living within a popular residential development.

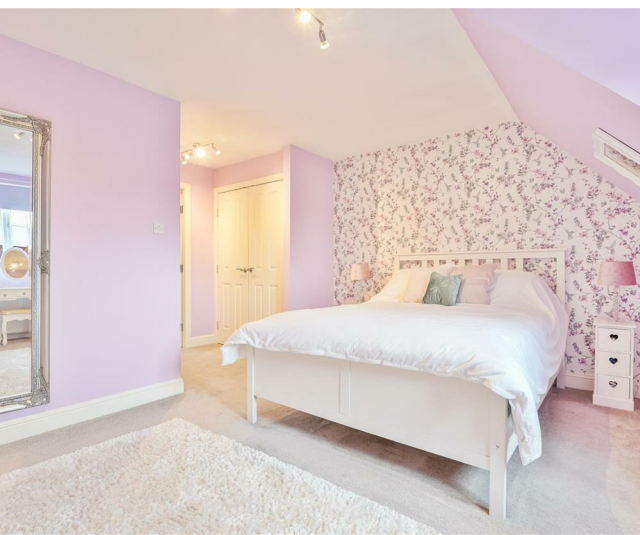
The ground floor comprises a welcoming entrance hallway with W.C. and staircase to the upper levels, a bright and spacious lounge with French doors giving access to an open-plan dining kitchen. The modern kitchen boasts a range of integrated appliances including an eye-level double oven, gas hob, extractor, fridge-freezer, washing machine and dishwasher. Patio doors from the dining area provide direct access to the rear garden, creating a perfect space for indoor-outdoor living.

On the first floor, there are three well-proportioned bedrooms and a contemporary family bathroom, complete with W.C., wash hand basin, bath, and a separate shower cubicle.

The second floor comprises of an impressive master bedroom, featuring two sets of fitted wardrobes and a modern en-suite shower room, and a fifth spacious bedroom.

Specification includes gas central heating and double glazing.

Externally, the rear private rear garden has been landscaped include a generous lawn and lovely paved patio. The garden shed will be included in the sale. Allocated parking and additional visitor parking is located at the front of the property.



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.



Ground Floor

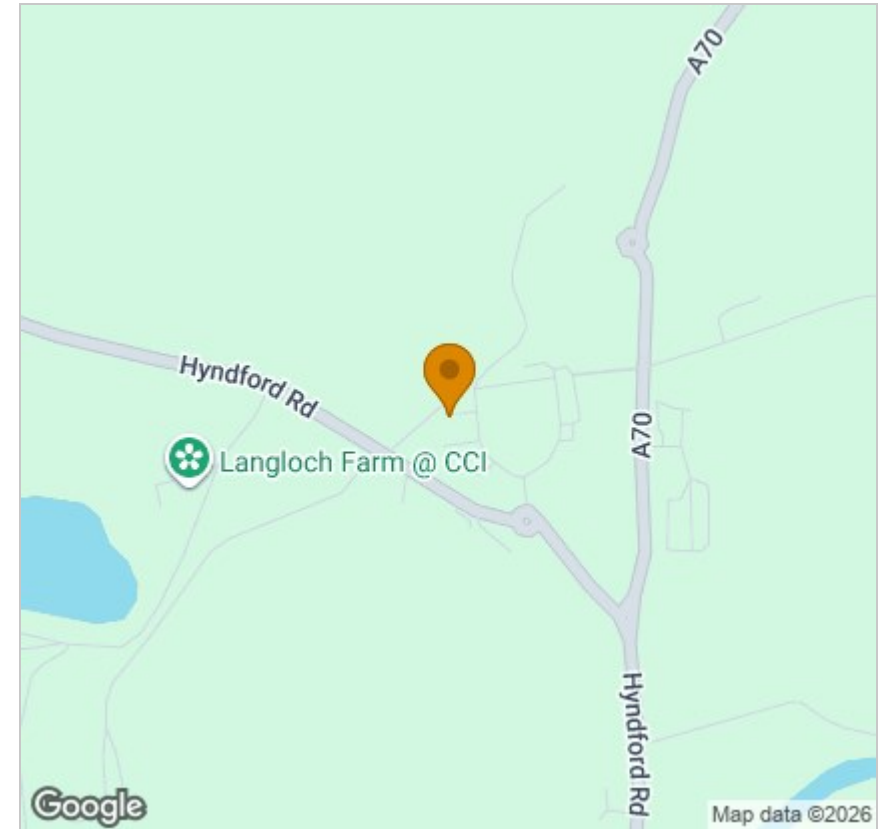
1st Floor

2nd Floor

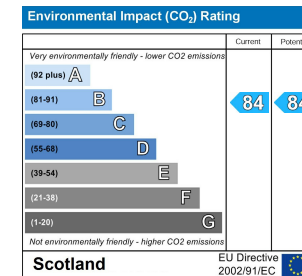
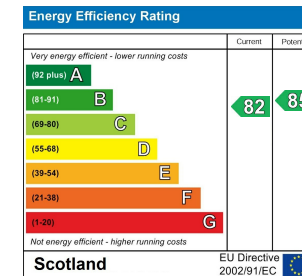
**TOTAL: 1358 sq. ft, 126 m2**

Ground floor: 519 sq. ft, 48 m2, 1st floor: 458 sq. ft, 43 m2, 2nd floor: 381 sq. ft, 35 m2  
 EXCLUDED AREAS: STAIRWELL: 31 sq. ft, 3 m2, LOW CEILING: 38 sq. ft, 4 m2, OPEN TO BELOW: 2 sq. ft, 0 m2,  
 WALLS: 112 sq. ft, 11 m2

Illustration For Identification Purposes Only - Measurements Are Approximate



### 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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