



AB Properties



51 Wellwood Avenue
, Lanark, ML11 7HS

Offers over £94,000







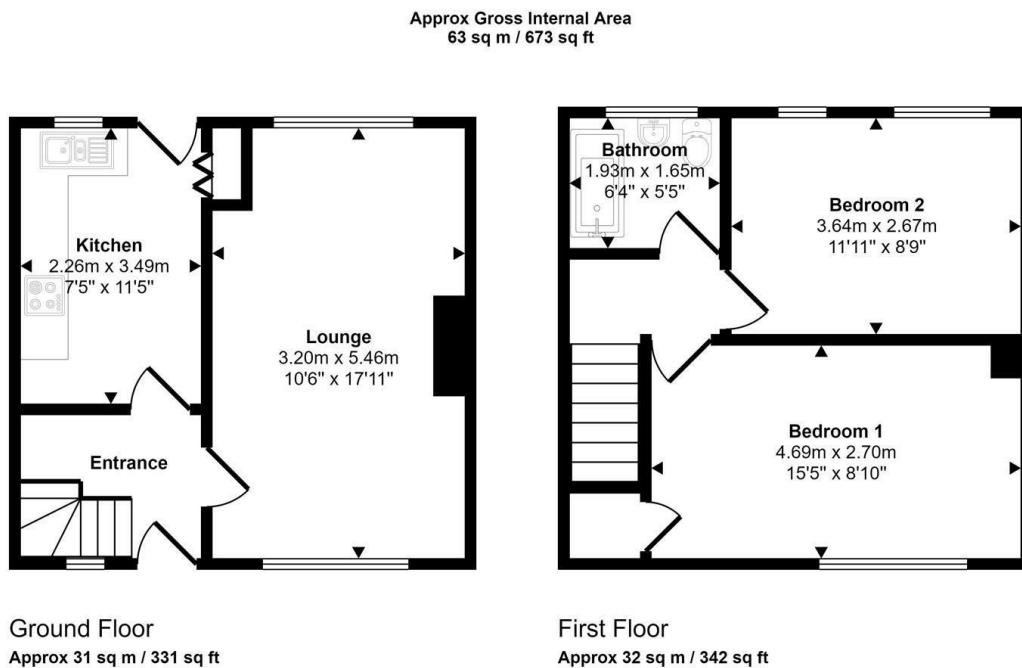
Two bedroom mid-terrace property situated within a popular residential area in Lanark.

Set over two levels the property boasts generous accommodation throughout comprising of a welcoming entrance hallway, a bright and spacious lounge and a modern kitchen. The kitchen has been fitted with an integrated oven, gas hob and extractor hood. The upper level offers a stylish bathroom and two generously sized bedrooms.

Further benefits include gas central heating and double glazed windows are installed throughout.

Externally, there are beautiful well-maintained gardens to the front and rear of the property. The rear garden has been primarily laid to lawn with a lovely decked patio.

Lanark is a bustling market town with a good variety of shops, bars, restaurants and amenities including a health centre, golf course, equestrian centre, leisure centre with swimming pool/gymnasium, primary and secondary schools and a bus and train station. The famous Falls of Clyde and Heritage village of New Lanark are just a few minutes drive away. Lanark is ideally situated for commuting to Glasgow, Edinburgh, the central belt and all areas of the picturesque Clyde Valley



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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(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		
(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	

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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