



AB Properties



13 Aitken Place  
, Lanark, ML11 7PU  
Offers over £82,500





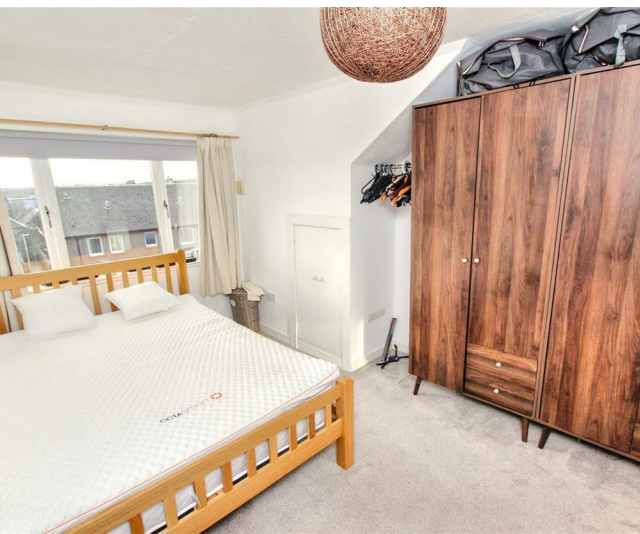


Spacious four-bedroom duplex flat situated in a prime town-centre location in the heart of Lanark, making it an ideal choice for first-time buyers or commuting professionals, with the local train station just a short walk away.

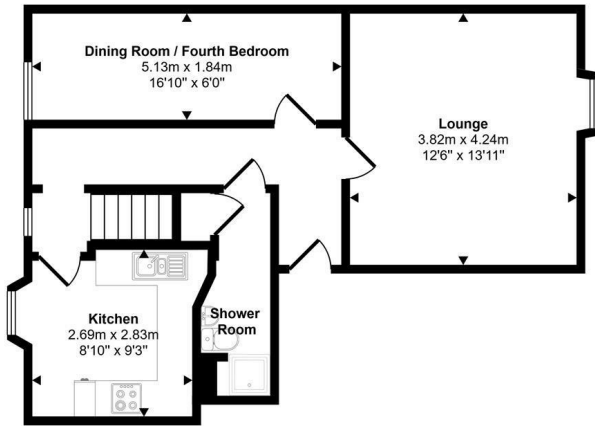
Set within a traditional upper apartment, the property offers well-proportioned accommodation arranged over two levels. The first level features a bright and spacious lounge, a modern shower room, formal dining room which could also be utilised as a fourth bedroom and a stylish fitted kitchen. The kitchen has been fitted with an integrated oven, ceramic hob and extractor hood.

A staircase from the hallway leads to the upper floor with three further bedrooms, the master has the added luxury of an ensuite shower room.

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



Approx Gross Internal Area  
87 sq m / 933 sq ft



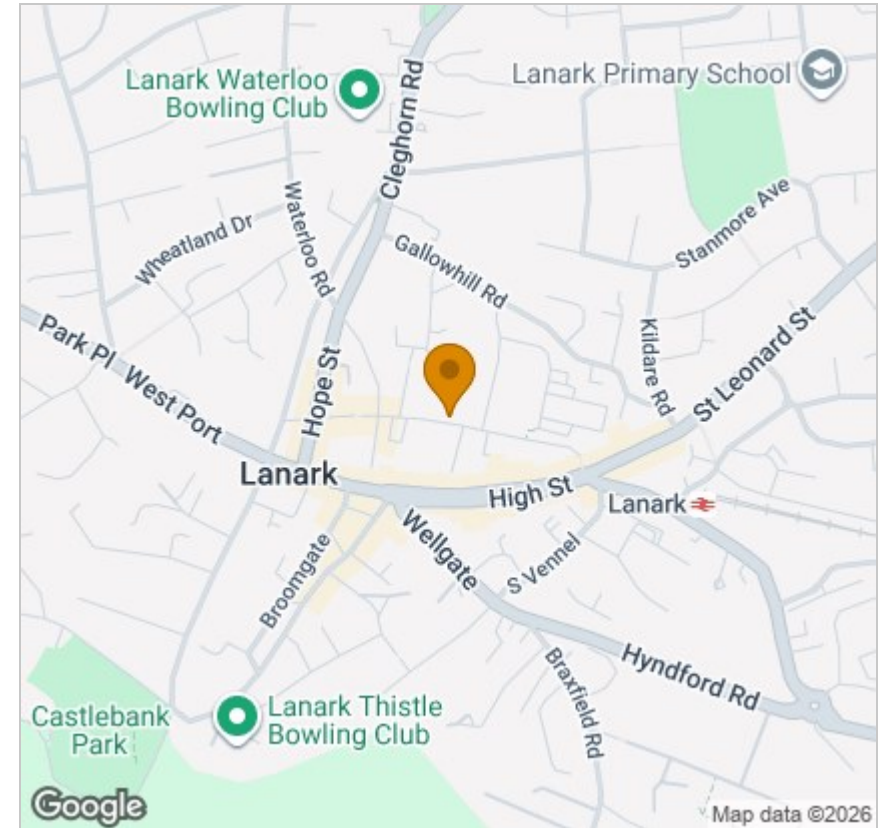
Ground Floor  
Approx 49 sq m / 526 sq ft

Denotes head height below 1.5m



First Floor  
Approx 38 sq m / 408 sq ft

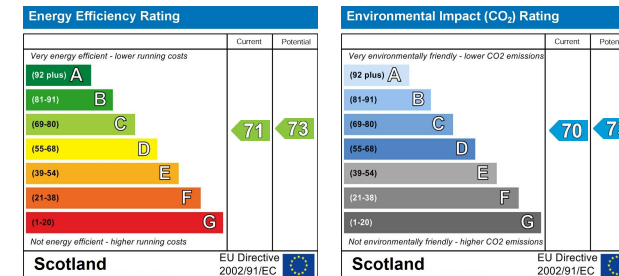
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the 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



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.

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