



## 34 St. Nicholas Road

Lanark, ML11 7AX

**Offers over £80,000**

**NEW TO THE MARKET!**  
CASH TRANSACTION ONLY

A spacious mid terraced property situated within a sought after residential area of Lanark.

The accommodation comprises on the ground floor, entrance hallway, a spacious lounge and a fantastic modern dining kitchen with integrated appliances, breakfast bar area and French Doors overlooking and offering access to the enclosed rear garden.

Upstairs there is a double bedroom, family four piece bathroom and a walk in wardrobe.

The attic of the property has been floored and has wc facilities

Gas central heating, double glazing and ample storage can be found throughout.

Externally the property has gardens to front and rear. The front provides safe off road parking with the rear being landscaped and enclosed, ideal for entertaining!

The property is set within the idyllic Royal Burgh of Lanark, where a wide range of schools, shops, amenities,

- CASH TRANSACTION ONLY
- Immaculate Mid Terraced Villa
- Stunning Kitchen Diner with integrated appliances and French Doors to rear
- Double Bedroom
- Floored Attic Space
- Enclosed Landscaped Gardens to rear
- Parking to Front

### Viewing

Please contact our Pomphreys Properties Ltd Office on 01698373365 if you wish to arrange a viewing appointment for this property or require further information.



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Floor Plan



Area Map



Energy Efficiency Graph



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