

# 4 Market Court

LANARK, SOUTH LANARKSHIRE, ML11 9EX



*A spacious and unique four-bed duplex apartment, set in an utterly charming stone-built, period, C-Grade listed building, dating from 1890*



01698 537 177



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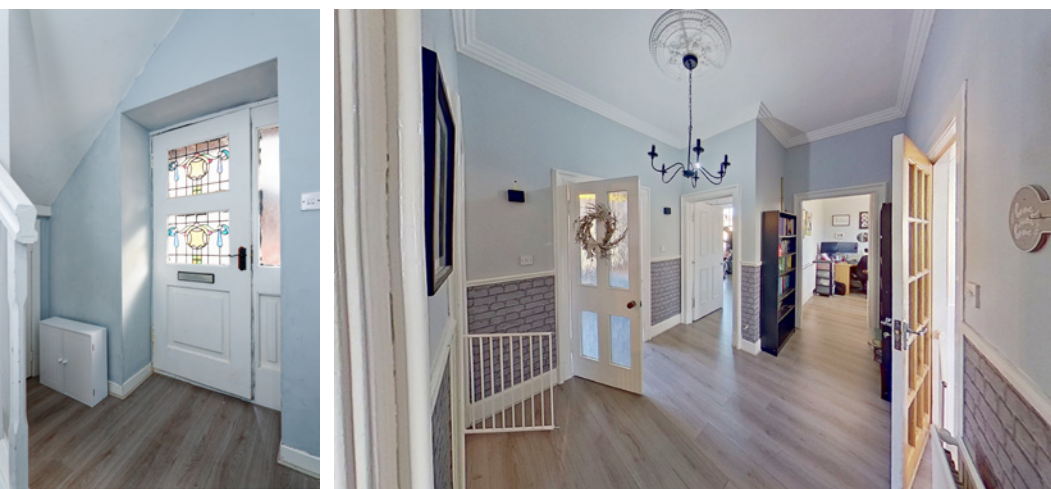
[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)



We are delighted to bring to the market this charming four-bedroom stone-built period apartment. Set in the peaceful and historic market town of Lanark and nestled beautifully within this impressive C-Grade listed building - built circa 1890. Given the spacious duplex layout, set on the first and second floors, this impressive apartment benefits from some great views of the bustling surrounding town.

Having recently been internally redecorated and refurbished, the property now offers spacious, comfortable accommodation while retaining the period theme that makes this home that bit more special. Loft Insulation, Insulated plasterboard and a stunning log burner fire have also been added to create a warm, cosy and efficient home fit for 21st-century living.

# THE ENTRANCE HALL



The accommodation consists of a bright and airy entrance/stairwell, leading to a roomy main hallway to the first-floor rooms.

# THE LOUNGE



The spacious lounge is immediately impressive, with large double-aspect windows that flood the room with light, creating a very relaxing living space. The delightful corner window is crying out to be turned into a sumptuous and sunny window seat, what a place to sit and enjoy a coffee and a good book as the sun streams in. The feature fireplace contains a new log burner stove which pushes out a massive 4.5kw of heat into this room and other rooms around this floor. Period features such as tall skirting, corning and window shutters have all been lovingly retained.



# THE KITCHEN



The kitchen area is finished with a range of units with an electric double oven and gas hob, with space for a free-standing washing machine, fridge and freezer.

There are two double bedrooms on this floor, bedroom one is an incredible size, and bedroom two is also a large double. Staying on this level we have a home office/study and the family bathroom with a chrome radiator, a white suite and a shower over the bath.

# BEDROOM 1



# BEDROOM 2



# THE OFFICE/STUDY



# THE BATHROOM



Moving to the second floor we find a further two spacious bedrooms, the larger of which has an original fireplace and a spacious dressing room area. Due to their size, both bedrooms will easily accommodate a home office work desk if required.

To keep everything clutter-free and tidy there are cupboards throughout the apartment. The apartment is kept warm and comfortable, with gas central heating. There's ample On-street parking adjacent to the apartment.





# BEDROOM 3



two spacious bedrooms, the larger of which has an original fireplace and a spacious dressing room area



# BEDROOM 4

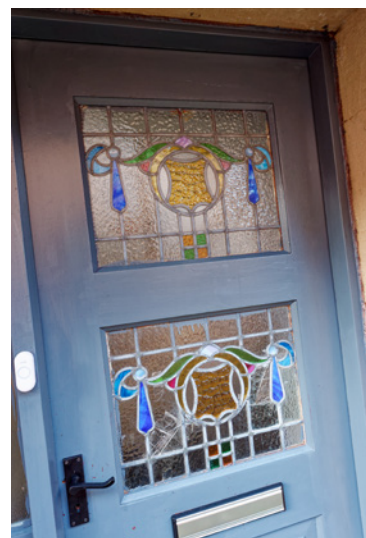


Externally, the surrounding area is full of amenities and perfect for walks or cycling.

Early viewing is advised to anyone seeking a spacious period apartment, in an utterly charming C-grade stone-built building.

The space in this duplex apartment is quite exceptional, given the charm, character and accommodation on offer, the friendly close-knit community, the stunning surrounding countryside and the relatively short commute to the larger towns, this is sure to be a popular listing.

# EXTERNALS



# FLOOR PLAN, DIMENSIONS & MAP

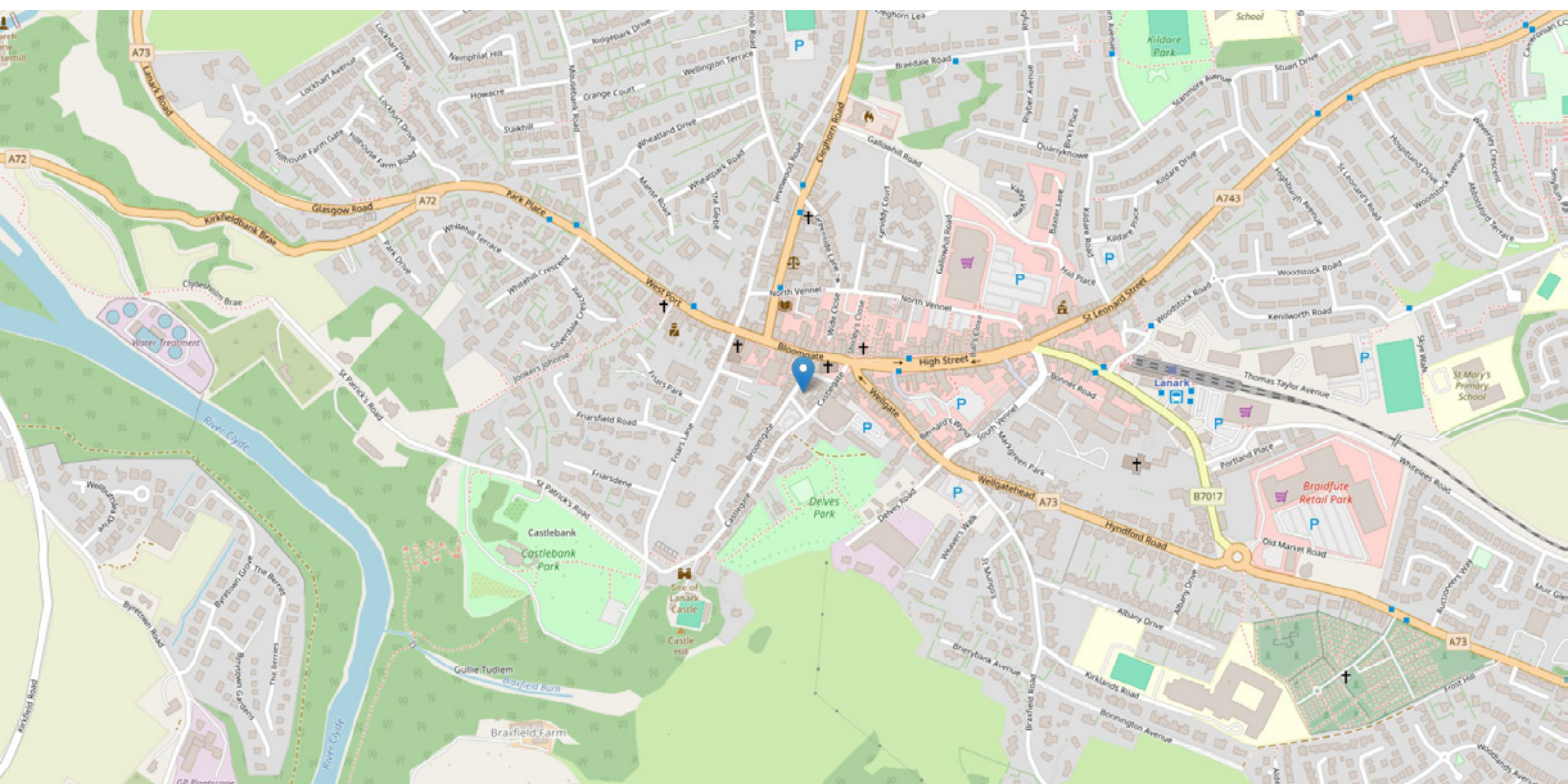


Approximate Dimensions (Taken from the widest point)

|           |                               |
|-----------|-------------------------------|
| Lounge    | 4.45m (14'7") x 4.30m (14'1") |
| Kitchen   | 3.75m (12'4") x 2.00m (6'7")  |
| Bedroom 1 | 4.50m (14'9") x 3.10m (10'2") |
| Bedroom 2 | 3.45m (11'4") x 3.40m (11'2") |
| Study     | 2.35m (7'9") x 2.15m (7'1")   |

|               |                                |
|---------------|--------------------------------|
| Bathroom      | 2.40m (7'11") x 1.70m (5'7")   |
| Bedroom 3     | 5.77m (18'11") x 3.76m (12'4") |
| Bedroom 4     | 5.15m (16'11") x 4.50m (14'9") |
| Dressing Room | 3.25m (10'8") x 2.30m (7'7")   |

Gross internal floor area (m<sup>2</sup>): 139m<sup>2</sup>  
EPC Rating: C



# THE LOCATION

The Royal Burgh of Lanark is a charming market town steeped in history and has all the required facilities and amenities necessary for modern living, including a modern built grammar school. The town benefits from a variety of local businesses - including a post office, banks, beauty salon, hairdressing salons, florist, gift shop, café/deli, pharmacy, opticians, vets, medical surgery and dentist. There's good access to the Scottish Borders and the Clyde Valley, providing excellent walks for outdoor enthusiast including Tinto Hill, The Falls of Clyde, Lanark Loch and there's also a historic eighteen-hole golf course.





Lanark is much favoured particularly for those requiring good transport links and easy access to Glasgow and Edinburgh, rural yet not isolated feel and value for money.

Edinburgh City Bypass is only a thirty-minute drive away, giving good access to East Central Scotland. The M74 is only a twenty-minute journey giving good access to Glasgow and the West of Scotland. In all, this property is ideally situated for the commuter to either Edinburgh or Glasgow.



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

Tel. 01698 537 177

[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)

[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

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