



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

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**15 Smyllum Park**

LANARK, ML11 7BX



# L A N A R K

M L 1 1 7 B X

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The Royal Burgh of Lanark is steeped in history and has all the required facilities and amenities, including newly built grammar school, historic eighteen hole golf course and Lanark Loch, good access to the Scottish Borders and the Clyde valley, providing excellent walks for the outdoor enthusiast including Tinto Hill and the Falls of Clyde.

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.





# 15 SMYLLUM PARK

LANARK, ML11 7BX

McEwan Fraser Legal are delighted to bring to the market this fantastic opportunity to own this spacious three bedroom home in one of the finest towns in Lanarkshire. This property is a true blank canvas for the new owners.

As you can appreciate from the photographs, for most, this property is in need of some internal modernisation and decoration. However what is also evident are the room proportions which will lend themselves to the modern way of living with a little vision.

In more detail, the property is entered through the low maintenance front garden, in through the front door where the spacious hallway offers access upstairs and into the living area of the house. The living room is a great size with a large window to the front, this room would allow for a range of furniture configurations quite comfortably. The heart of the home is located at the rear of the house with the windows offering natural light and view of the gardens. Ideal for a family

home the kitchen also has a dining area and a door taking you into the back garden.

Upstairs there are three bedrooms, two of which are generous doubles with storage. The third room to the front of the property is a large single and within one of the cupboards, there is access to the floored loft. The previous owner used this for storage mainly and is kitted out with shelves and cupboards, with the relevant permissions obtained this could potentially be another room.

Externally this property is completely enclosed and is low maintenance with most of the garden area being slabbed. There are no parking restrictions within the street, several houses within the street have obtained permission to create a driveway where the front garden is so this too is an option.

For those with vision and looking for a refurbishment project this property must be viewed to appreciate all that is on offer here. This end of terraced house has a lot of potential and will be a fantastic family home.

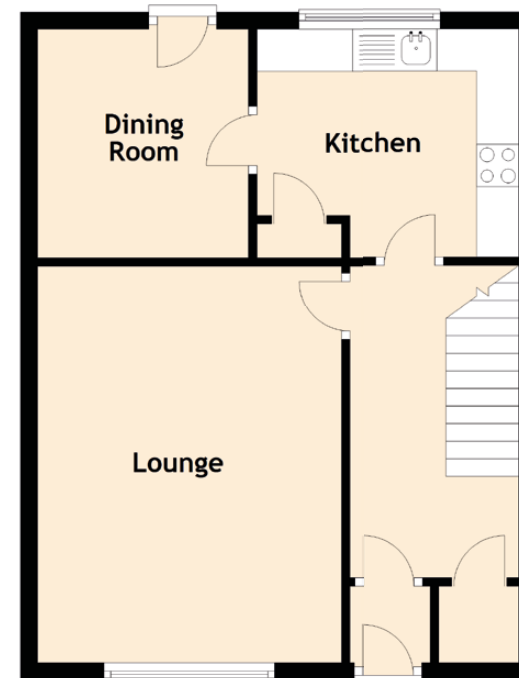




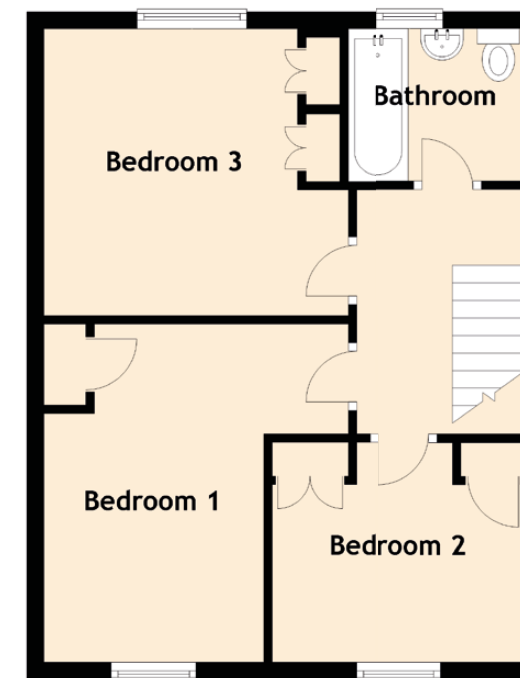
# SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP

Ground Floor



First Floor



Approximate Dimensions (Taken from the widest point)

Lounge	4.70m (15'5") x 3.60m (11'10")
Kitchen	3.10m (10'2") x 2.70m (8'10")
Dining Room	2.70m (8'10") x 2.50m (8'2")
Bedroom 1	4.00m (13'1") x 3.60m (11'10")
Bedroom 2	3.00m (9'10") x 2.60m (8'6")
Bedroom 3	3.60m (11'10") x 3.20m (10'6")
Bathroom	2.10m (6'11") x 1.80m (5'11")

Gross internal floor area (m<sup>2</sup>): 80m<sup>2</sup> | EPC Rating: F

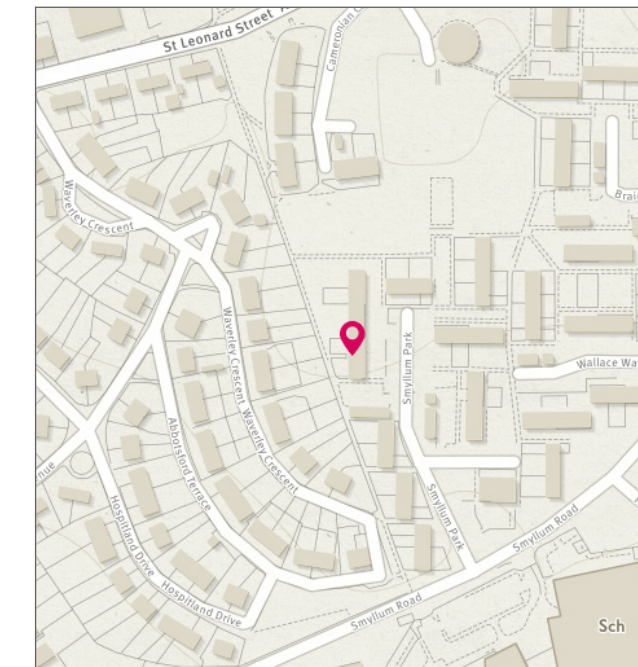


Image credit: <https://www.fairmarket.co.uk/temple/>



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Text and description  
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