



Beautifully presented two-floor flat with a spiral stair case and set within a handy location



01698 537 177



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



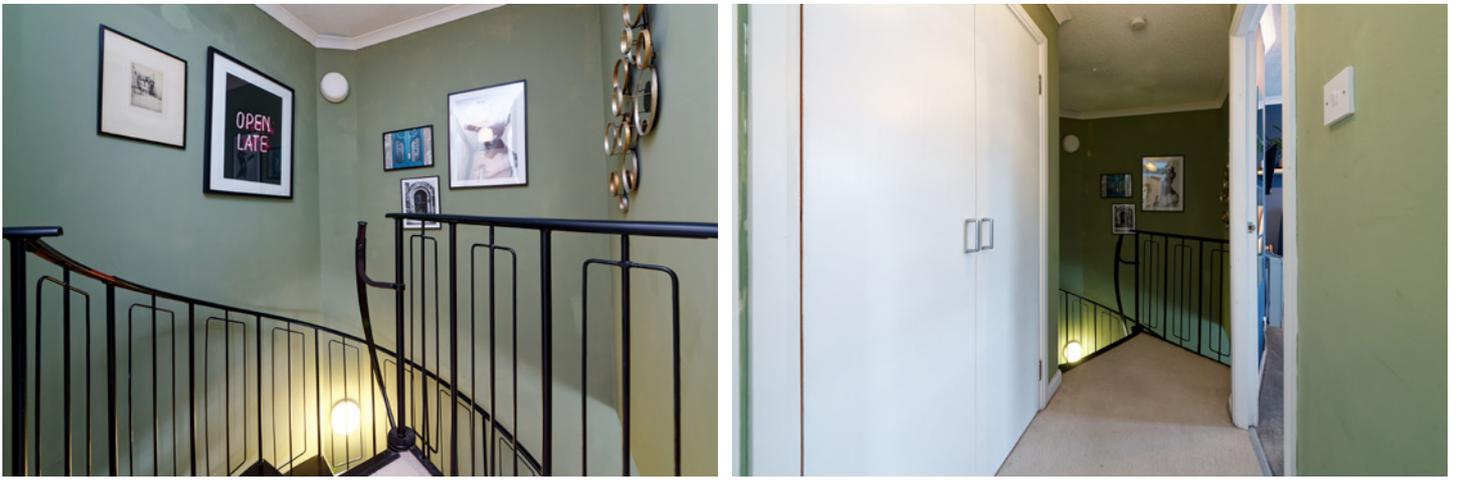
We are delighted to present to the market this beautifully presented two-floor flat set within a handy location. The specification of the property included: electric storage heating and double-glazed windows to help ensure a cost-effective living environment. Two double bedrooms and tastefully decorated by the owner so ready to move straight in.

THE LOUNGE/KITCHEN



The accommodation on offer comprises a welcome reception hallway, an open planned lounge and a modern kitchen with an integrated oven and hob, the beautiful spiral staircase takes you up to the second floor where the bedrooms and bathrooms are situated.





The three-piece bathroom is fitted with a shower over the bath. The master bedroom is bright and king-sized with integrated furniture. The second also has room for a double bed and has integrated storage.

THE BATHROOM



BEDROOM 1



BEDROOM 2

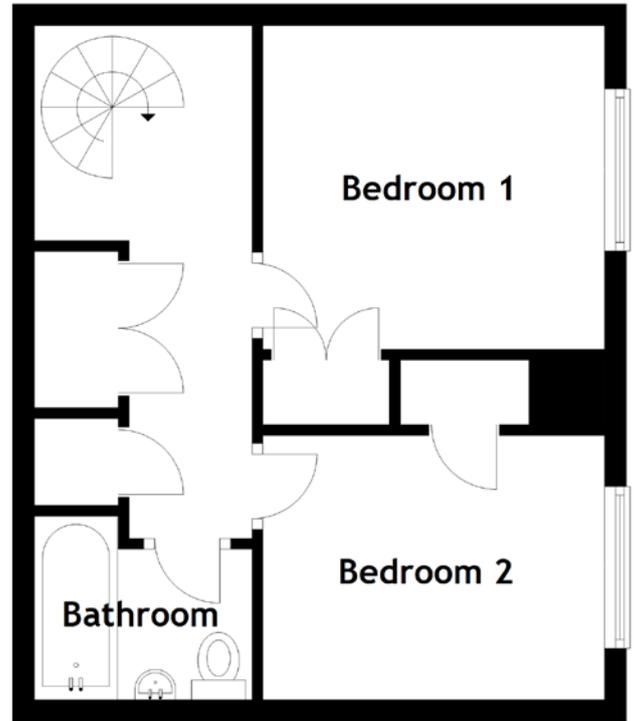
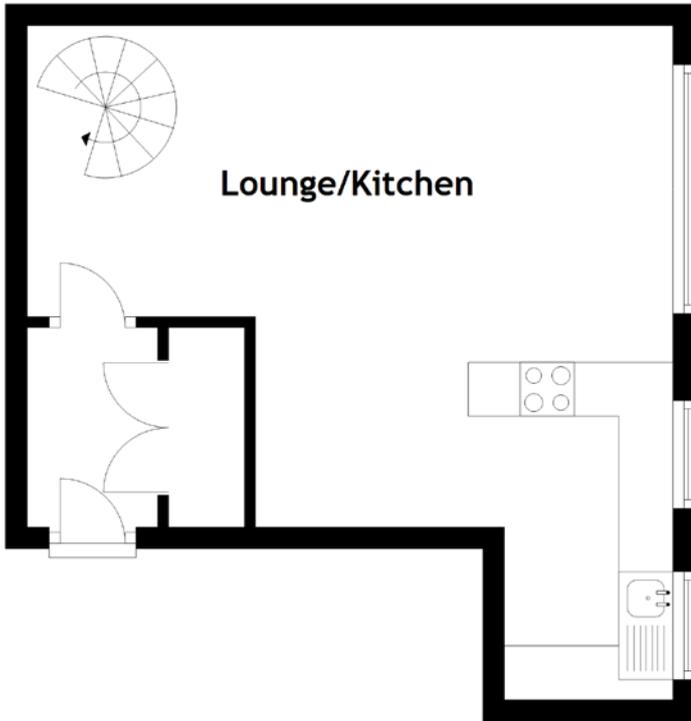


Early viewing is strongly advised for anyone seeking a great two-bedroom apartment which would make an ideal place to call home for a first-time buyer, family or a great opportunity for a buy-to-let investor.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions
(Taken from the widest point)

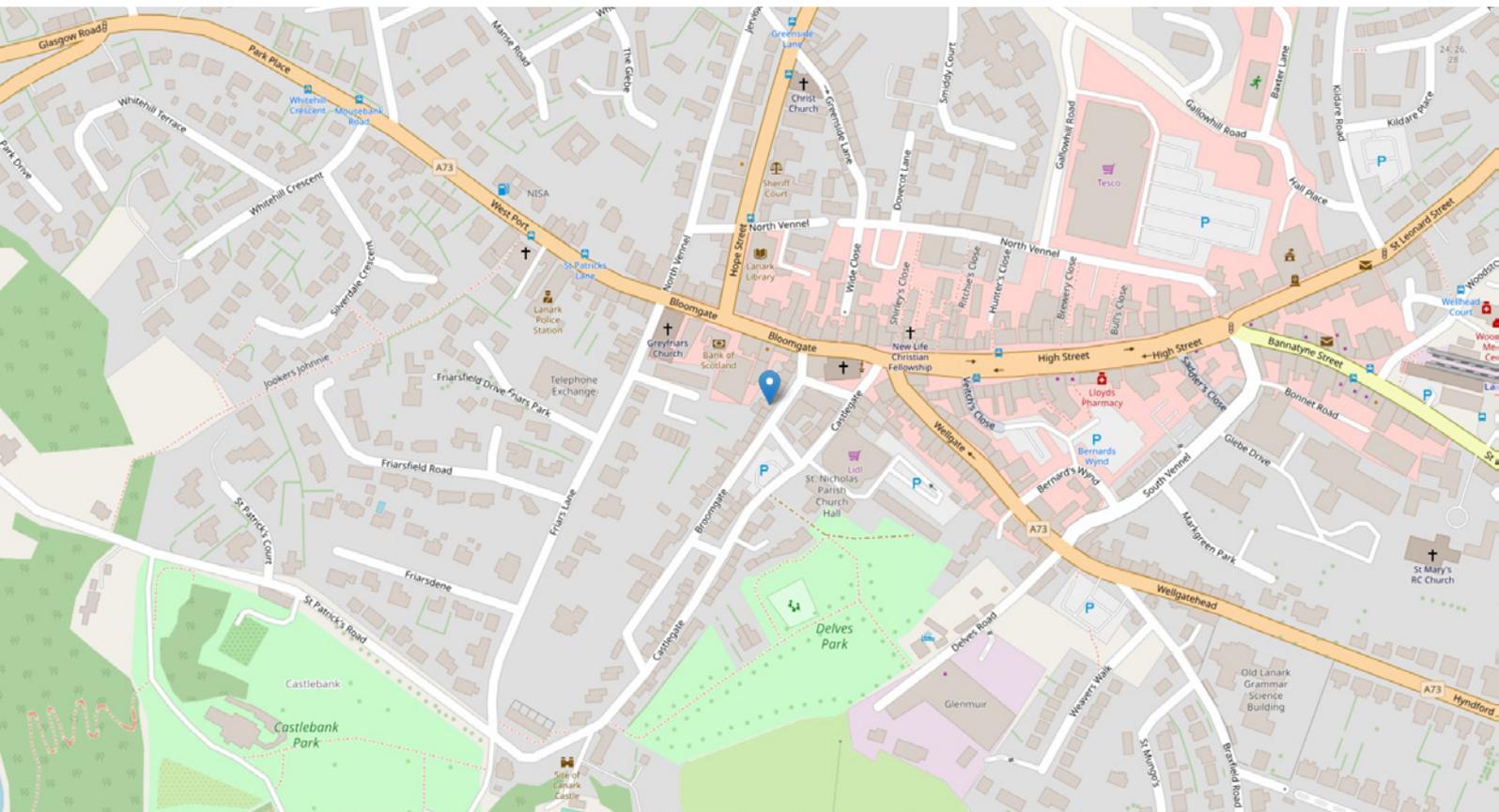
Lounge/Kitchen
Bedroom 1

6.25m (20'6") x 5.95m (19'6")
3.00m (9'10") x 2.90m (9'6")

Bedroom 2
Bathroom

3.15m (10'4") x 2.45m (8')
1.70m (5'7") x 1.70m (5'7")

Gross internal floor area (m²): 59m²
EPC Rating: E



THE LOCATION

Lanark has all the required facilities, including a newly built Grammar school, a historic 18-hole golf course, and the Lanark Loch. Lanarkshire has low crime rates, provides affordable housing and a good commuter area, and provides good transport links to both major cities of Edinburgh and Glasgow, with the countryside on your doorstep. Lanark caters for a wide variety of residents, ranging from young first-time buyers to professionals and families, right through to those retiring.





Lanark offers a diverse selection of shops and restaurants, it has a very close community which benefits from many local independent businesses, craft shops, and boutiques, through to the mainstream retail outlets and supermarkets including Tesco, Morrison's and Lidl. For your taste buds, there are local pubs, Italian, Chinese and Indian Restaurants, as well as a good selection of takeaways, including an award-winning fish & chip shop.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01698 537 177

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

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