



7 Albany Drive
, Lanark, ML11 9AG

Offers over £274,995





Situated within the popular town of Lanark, this charming three-bedroom semi-detached period home offers generous accommodation, beautiful original features and fantastic potential for modernisation. Boasting high ceilings, impressive bay windows and spacious room proportions throughout, this characterful property presents an exciting opportunity to create a stunning family home.

The accommodation is arranged over two levels and begins with a welcoming entrance hallway featuring an attractive original staircase and traditional woodwork. The bright and spacious living room boasts a beautiful bay window, feature fireplace and high ceilings, creating an impressive space with an abundance of character.

A separate dining room provides excellent space for family dining and entertaining, while the fitted kitchen offers a range of wall and base units alongside ample worktop space.

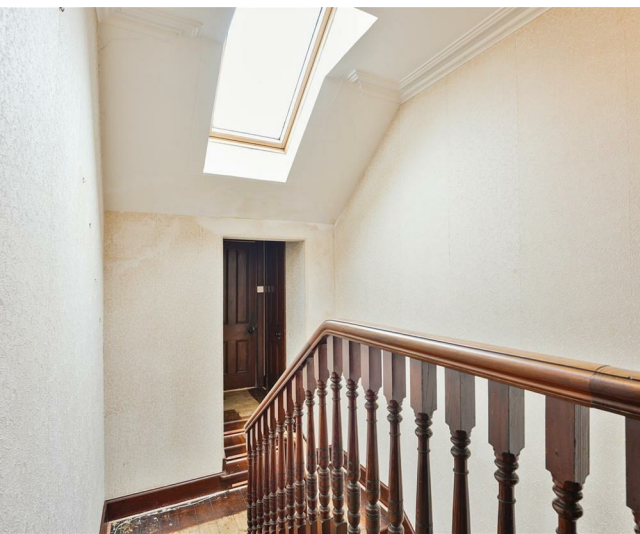
On the half landing, there is a shower room with a separate W/C, providing practical facilities for family living.

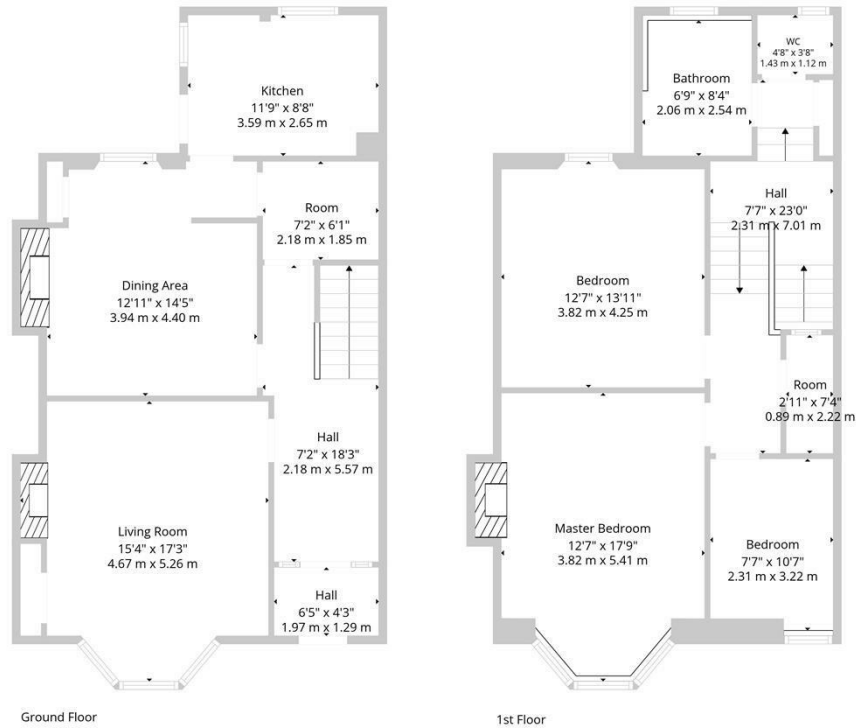
Upstairs, there are three well-proportioned bedrooms, including an impressive master bedroom featuring a beautiful large bay window, attractive feature fireplace and generous room proportions.

Throughout the property, original features including traditional fireplaces, decorative cornicing, timber flooring and high ceilings add to its timeless appeal.

Externally, the property benefits from a substantial rear garden, predominantly laid to lawn and offering fantastic outdoor space with excellent potential for landscaping. To the front, a private driveway provides convenient off-street parking.

Lanark is a historic market town offering a wide range of shops, supermarkets, cafés, restaurants and leisure facilities. The town benefits from excellent schooling, a railway station with connections to Glasgow and convenient road links. Nearby attractions include the famous New Lanark World Heritage Site, the Falls of Clyde and beautiful surrounding countryside, ideal for scenic walks.



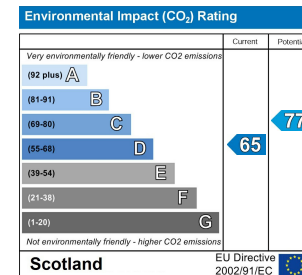
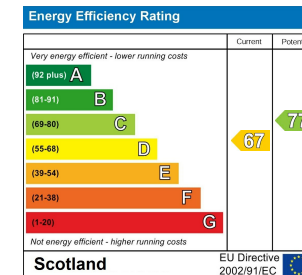


TOTAL: 1084 sq. ft, 101 m²
 Ground floor: 382 sq. ft, 36 m², 1st floor: 702 sq. ft, 65 m²
 EXCLUDED AREAS: HALL: 129 sq. ft, 12 m², DINING AREA: 187 sq. ft, 17 m², ROOM: 64 sq. ft, 6 m²,
 FIREPLACE: 21 sq. ft, 2 m², WALLS: 118 sq. ft, 10 m²

Illustration for Identification Purposes Only - Measurements Are Approximate



Energy Efficiency Graph



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.

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