

AB Properties

2 North Vennel

, Lanark, ML11 7PA

Offers over £118,000

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Situated within the heart of Lanark, this impressive two-bedroom ground-floor flat offers exceptionally spacious accommodation, stylish interiors and a fantastic central location. Set within a traditional building, the property combines period charm with contemporary finishes, making it an ideal choice for first-time buyers, downsizers or investors.

The accommodation begins with an entrance hallway providing access to the generously proportioned living areas. The standout feature of this home is the stunning open-plan lounge and kitchen, offering a fantastic space for modern living and entertaining. The bright lounge benefits from multiple windows, attractive wood-effect flooring and ample space for comfortable seating and dining.

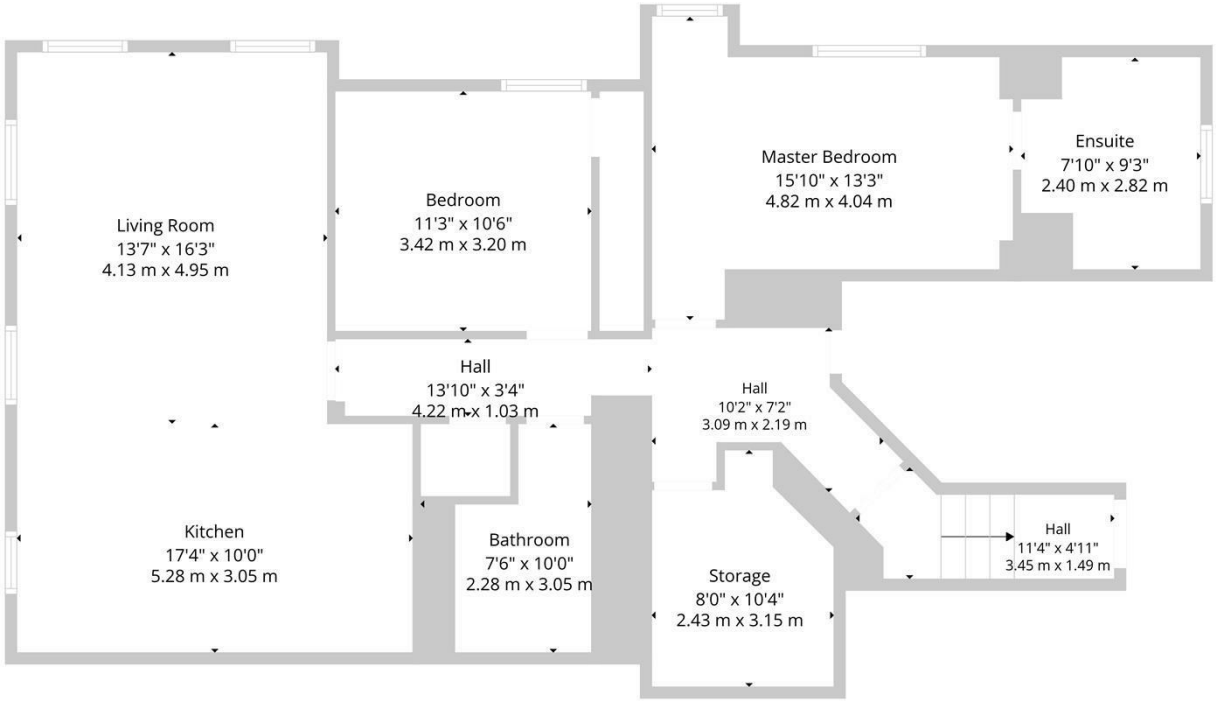
The stylish fitted kitchen features cream shaker-style units, contrasting wooden worktops, a Belfast sink, range-style cooker and breakfast bar with seating, complemented by contemporary subway tiling and feature lighting.

The property offers two well-proportioned bedrooms, including an exceptionally spacious master bedroom with a private en-suite bathroom featuring a bath, separate shower enclosure, wash hand basin and W/C. The second bedroom provides excellent flexibility for guests, family or home working.

Completing the accommodation is a contemporary family bathroom fitted with a three-piece suite comprising a bath with overhead shower, wash hand basin and W/C.

Additional benefits include gas central heating and useful storage space.

Ideally positioned within Lanark town centre, the property enjoys convenient access to a wide range of shops, supermarkets, cafés, restaurants and leisure facilities, alongside excellent public transport links, including Lanark Train Station.

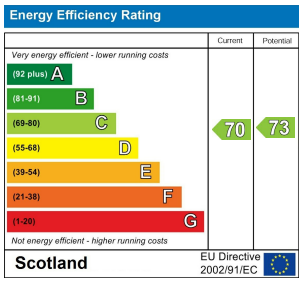


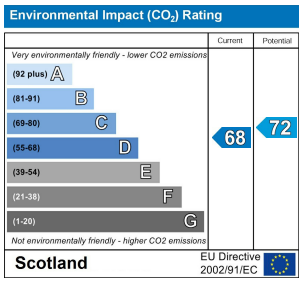
TOTAL: 1064 sq. ft, 99 m2
Ground floor: 1064 sq. ft, 99 m2
EXCLUDED AREAS: STORAGE: 69 sq. ft, 6 m2, WALLS: 95 sq. ft, 9 m2

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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