AB Properties



12 Armadale Road

, Lanark, ML11 7BG

Offers over £289,995

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Situated within a popular residential area of Lanark, this impressive four-bedroom detached family home offers spacious, versatile accommodation over two levels. Beautifully presented throughout, the property boasts generous living spaces, a stunning sunroom and beautifully maintained gardens, making it ideal for growing families.

The accommodation begins with a welcoming entrance porch and hallway. The bright and spacious living room features an attractive fireplace, with double doors opening into the separate dining room, perfect for family meals and entertaining.

The contemporary kitchen is fitted with stylish high-gloss units, contrasting worktops, integrated appliances and a breakfast bar. A separate utility room provides additional storage and laundry facilities, while a convenient downstairs W/C completes the accommodation.

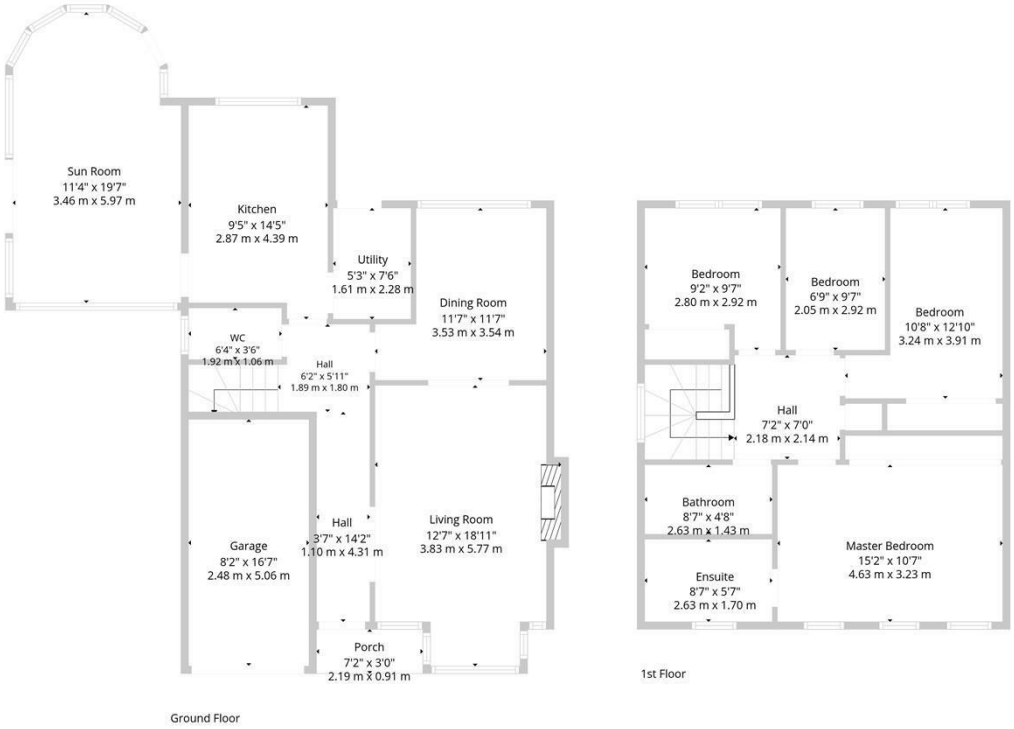
A particular highlight is the impressive sunroom, flooded with natural light and offering lovely views over the rear garden. This fantastic additional living space is perfect for relaxing or entertaining throughout the year.

Upstairs, there are four well-proportioned bedrooms. The generous master bedroom benefits from extensive fitted wardrobes and a stylish private en-suite shower room. The remaining bedrooms offer flexibility for family living, guests or home working. A contemporary family bathroom with a bath and overhead shower completes the upper level.

Externally, the property enjoys beautifully maintained gardens to the front and rear. The front features a generous lawn, mature planting and a monoblock driveway leading to the integral garage.

To the rear, the substantial enclosed garden offers a lawn, mature shrubs, raised planting beds and a spacious paved patio, ideal for outdoor dining and entertaining.

Lanark offers a wide range of amenities, including shops, supermarkets, schools and leisure facilities, alongside excellent transport links to surrounding towns and cities.

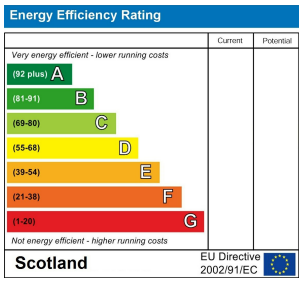


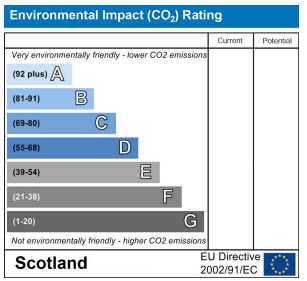
TOTAL: 1481 sq. ft, 138 m2
Ground floor: 808 sq. ft, 75 m2, 1st floor: 673 sq. ft, 63 m2
EXCLUDED AREAS: PORCH: 21 sq. ft, 2 m2, GARAGE: 135 sq. ft, 13 m2, UTILITY: 39 sq. ft, 4 m2,
FIREPLACE: 4 sq. ft, 0 m2, WALLS: 137 sq. ft, 12 m2

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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19 Bannatyne Street, Lanark, Lanarkshire, ML11 7JR
Tel: 01555 660077 Email: admin@ab-properties.co.uk ab-properties.co.uk