
AB Properties
2 Waverley Crescent
, Lanark, ML11 7EF
Offers over £109,995
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Situated within the popular market town of Lanark, this two-bedroom semi-detached home offers spacious and well-proportioned accommodation arranged over two levels. With generous outdoor space and a practical layout, the property offers excellent potential for a variety of buyers.

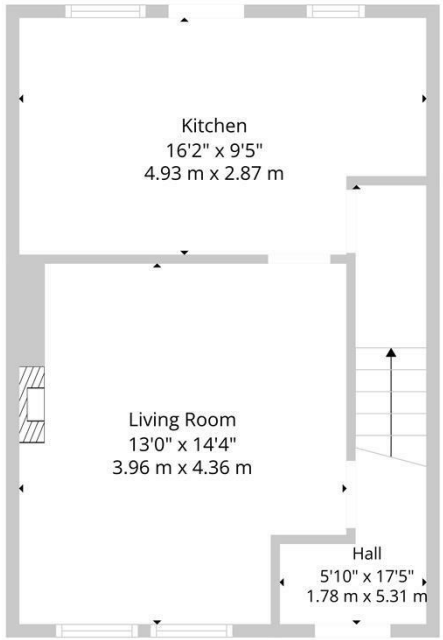
The ground-floor accommodation comprises a welcoming entrance hallway leading to a bright and generously proportioned living room, featuring two front-facing windows allowing an abundance of natural light to flood the room, alongside a feature fireplace creating an attractive focal point. To the rear of the property is a spacious fitted kitchen offering a range of wall and base units, ample worktop space, room for freestanding appliances and space for a dining table. A rear door provides direct access to the garden.

Upstairs, there are two well-proportioned double bedrooms, both offering ample space for freestanding bedroom furniture, with the principal bedroom further benefiting from built-in storage. Completing the upper-level accommodation is a family shower room comprising a WC, vanity wash hand basin and shower enclosure.

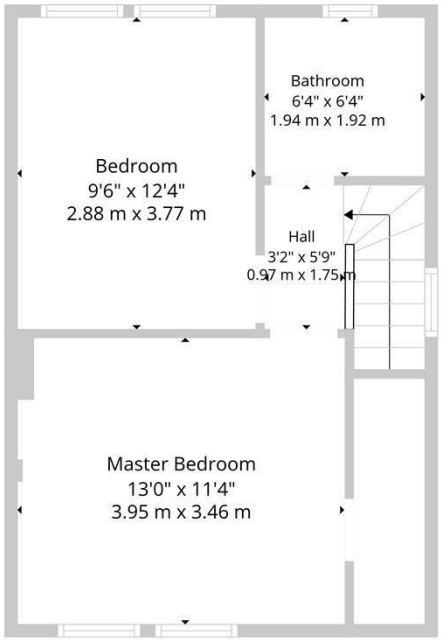
Further benefits include gas central heating and double glazing throughout.

Externally, the property benefits from a low-maintenance paved front garden and a private gated driveway providing ample off-street parking. To the rear is a generous enclosed garden featuring a lawn, spacious paved patio area and established plants, trees and shrubs. The garden offers excellent space for outdoor seating, entertaining and gardening, whilst a timber shed provides additional external storage.

Lanark offers a wide range of local amenities, including shops, supermarkets, cafés, restaurants, leisure facilities and both primary and secondary schooling. The town also benefits from excellent transport links, including a railway station providing regular services to Glasgow, whilst the surrounding countryside offers a variety of scenic walks and outdoor pursuits.



Ground Floor



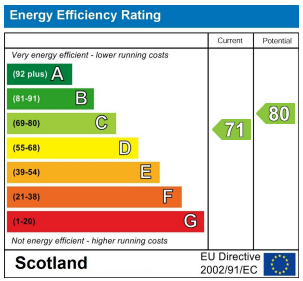
1st Floor

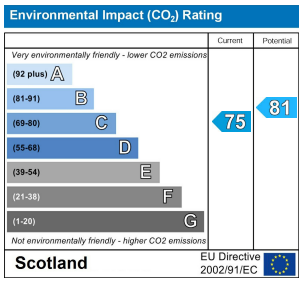
TOTAL: 778 sq. ft, 72 m2
Ground floor: 389 sq. ft, 36 m2, 1st floor: 389 sq. ft, 36 m2
EXCLUDED AREAS: WALLS: 82 sq. ft, 8 m2

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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