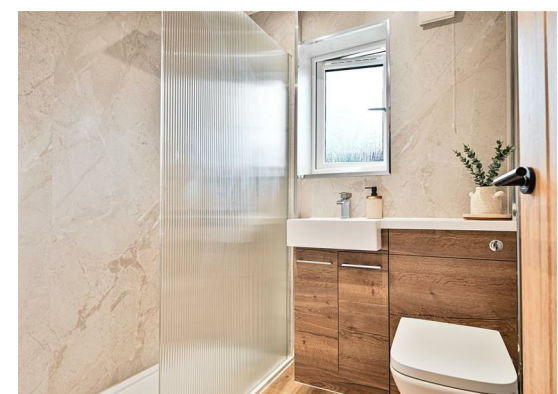
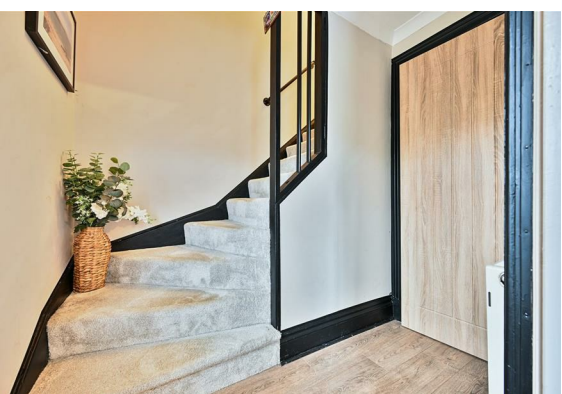




3 Manse Road
Lanark, ML11 7QD

Offers over £138,000





This beautifully presented two-bedroom semi-detached home is situated within the popular market town of Lanark and offers bright, stylish accommodation in true walk-in condition. Finished with a modern and contemporary feel throughout, the property would make an excellent choice for first-time buyers, couples or those looking to downsize.

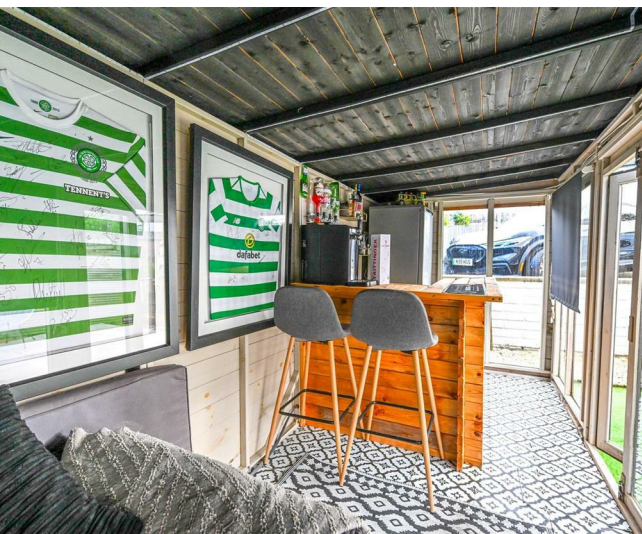
The accommodation begins with a welcoming entrance hallway leading through to the spacious living room. Beautifully presented and flooded with natural light, the room features a contemporary fireplace creating an attractive focal point, while an adjoining dining area provides plenty of space for everyday dining and entertaining.

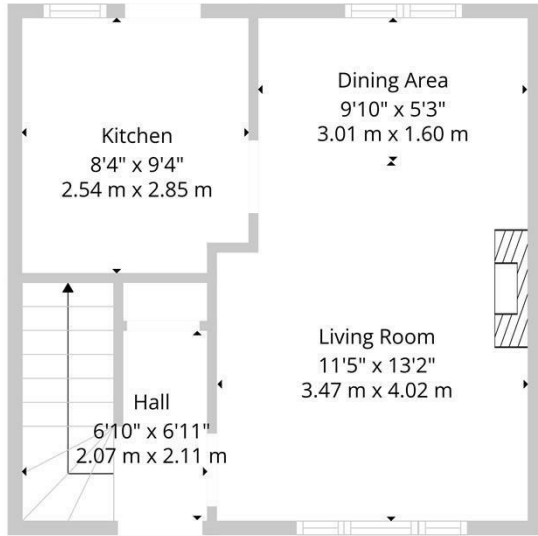
The fitted kitchen offers a stylish range of wall and base units complemented by modern worktops and integrated appliances. A rear door provides direct access to the garden, making the space both practical and well suited to everyday living.

Upstairs, there are two well-proportioned bedrooms. The generous master bedroom benefits from built-in wardrobes providing excellent storage, while the second bedroom offers flexible space suitable as a bedroom, guest room or home office. Completing the upper level is the contemporary family bathroom, fitted with a modern three-piece suite comprising W/C, wash-hand basin and shower enclosure.

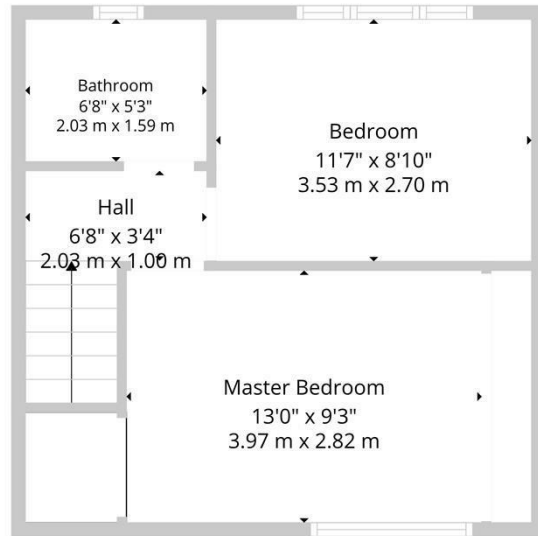
Externally, the property enjoys an attractive, low-maintenance rear garden featuring artificial lawn and a generous paved patio, creating an ideal space for outdoor seating, dining and entertaining. A substantial detached garden building provides fantastic additional space and could be utilised for a variety of purposes, including a home office, gym, games room or entertaining space. Further benefiting the property is convenient off-road parking located to the rear.

Lanark offers excellent local amenities including shops, supermarkets, cafés, restaurants, leisure facilities and schools, along with regular rail services to Glasgow and convenient road links.





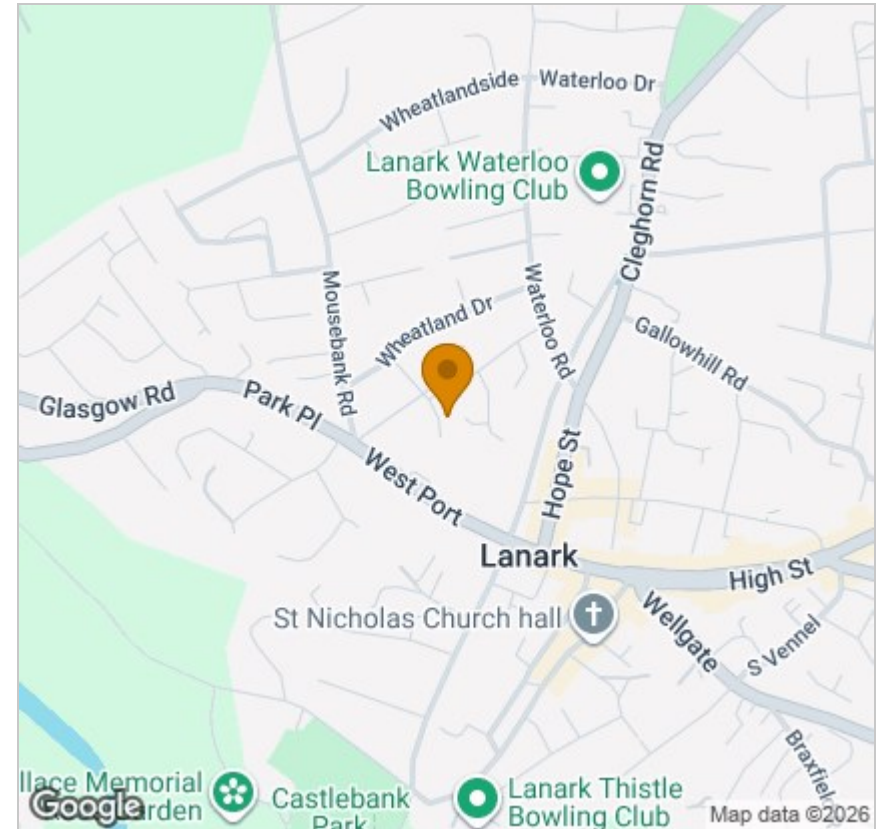
Ground Floor



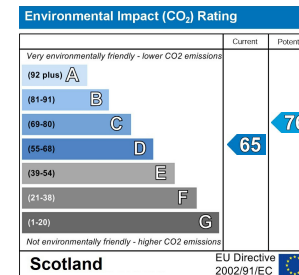
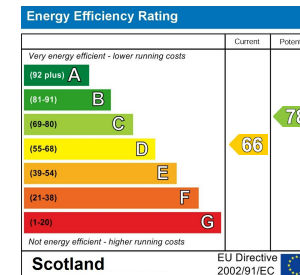
1st Floor

TOTAL: 684 sq. ft, 64 m²
 Ground floor: 342 sq. ft, 32 m², 1st floor: 342 sq. ft, 32 m²
 EXCLUDED AREAS: WALLS: 56 sq. ft, 4 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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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