



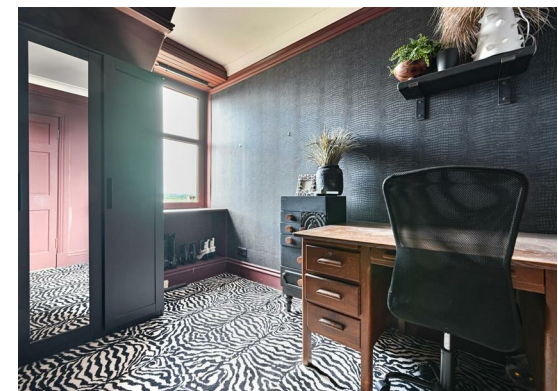
AB Properties



9 Albany Drive
Lanark, ML11 9AG

Offers over £340,000







This impressive three-bedroom semi-detached home is situated within the popular market town of Lanark and beautifully combines traditional red sandstone character with bold, contemporary interiors. Stylishly presented throughout with a distinctive finish, the property offers generous accommodation arranged over two levels.

The welcoming entrance hallway leads to the striking living room, where a traditional bay window floods the space with natural light. An ornate feature fireplace creates an impressive focal point, complemented by decorative corning and carefully considered finishes.

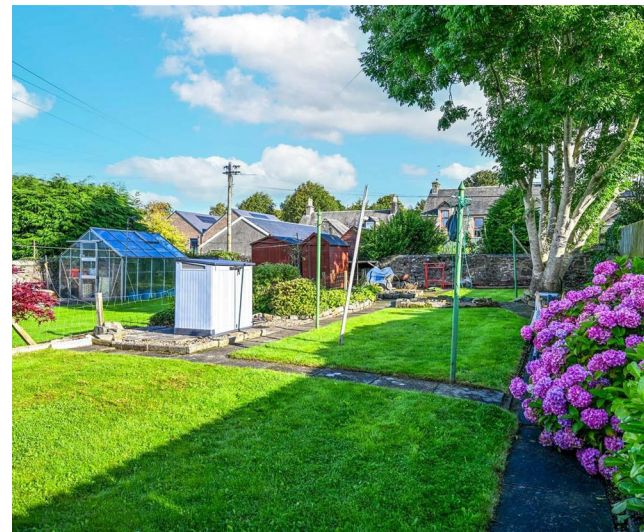
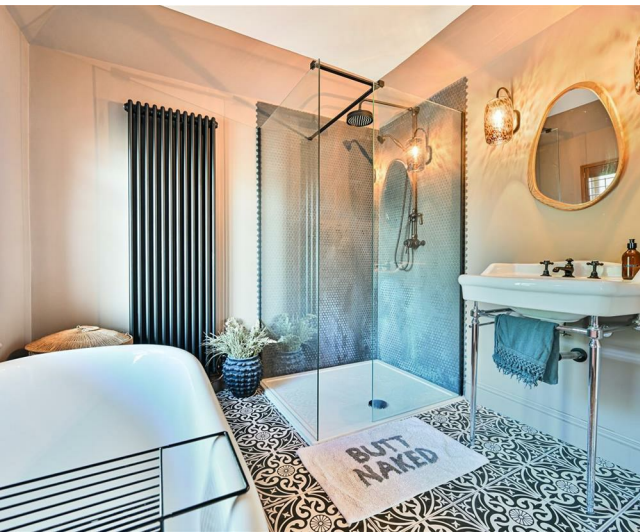
A separate dining room provides a fantastic space for entertaining and flows seamlessly into the stunning extended kitchen. Designed with both style and practicality in mind, the custom-built kitchen features stone worktops, high-quality integrated appliances, a wine cooler and substantial breakfast bar. A large rooflight brings additional natural light into the room, while wide French doors open directly onto the rear garden. A useful W/C completes the ground floor.

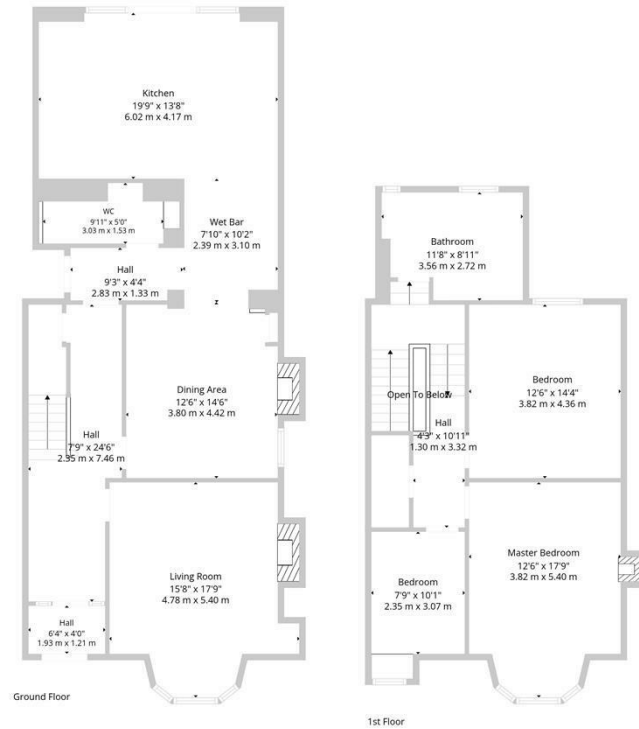
The family bathroom is positioned on the half landing and features a freestanding bath alongside a generous walk-in shower.

On the upper level are three well-proportioned bedrooms. The impressive master bedroom is full of character, featuring a beautiful bay window and traditional fireplace, while the two further bedrooms offer excellent flexibility.

Externally, a driveway provides convenient off-street parking to the front. To the rear is a substantial, well-established garden, predominantly laid to lawn with mature trees and colourful planting.

A truly individual home combining traditional sandstone character, generous proportions and striking modern design





TOTAL: 1801 sq. ft, 167 m2
Ground floor: 1087 sq. ft, 101 m2, 1st floor: 714 sq. ft, 66 m2
EXCLUDED AREAS: FIREPLACE: 23 sq. ft, 2 m2, OPEN TO BELOW: 7 sq. ft, 1 m2, WALLS: 122 sq. ft, 11 m2

Illustration For Identification Purposes Only - Measurements Are Approximate



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