





Lanark

15 Smylum Park Lanark ML11 7BX

Independent Estates



Directions

Traveling up Lanark High Street, take your left at traffic lights onto St Leonards Street. Continue along and take your fifth right into Smyllum Road. Continue along and take your fourth right into Smyllum Park. The property is situated on your left.

Viewing

Strictly by appointment via Independent Estates

Making an Offer

Verbal offers are welcomed, however a formal written offer from a solicitor will be required upon request from Independent Estates. If you are offering at a closing date, please note that all offers must be formal written offers to be considered.

Financial Evaluation of Offer

All offers, prior to acceptance, will require the prospective buyer to provide Independent Estates with proof of the source and availability of the funds for the purchase of the property. This information will be passed onto the seller along with any offer.

Rooms

Entrance Hallway	4.66m x 1.78m	Lounge	4.56m x 3.71m
Dining/kitchen	5.60m x 2.52m	Upper Landing	2.67m x 1.90m
Bedroom One	3.96m x 2.60m	Bedroom Two	3.96m x 2.60m
Bedroom Three	2.95m x 2.66m	Bathroom	2.11m x 1.70m

Offices

55 High Street, Carluke, Lanarkshire ML8 4AJ Telephone 01555 759777 email carluke@independentestates.com

97 Main Street, Wishaw, Lanarkshire ML2 7AU Telephone 01698 373737 email wishaw@independentestates.com

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Independent Estates are delighted to welcome to the market this fully refurbished, three bedroom end terraced villa. The property has undergone a comprehensive program of upgrading including kitchen, bathroom, re plastering, flooring and re roughcasting to rear elevation. Accommodation is arranged over two levels comprising: Entrance to property via front facing upvc door leading to entrance hallway with laminated flooring. Hallway leads to lounge, kitchen/diner and carpeted staircase with decorative glass and timber balustrade. Front facing lounge with fitted carpet. Rear facing fully fitted contemporary kitchen comprising range of base and wall mounted units, ample work surfaces, integral appliances including electric oven, hob, extractor, fridge freezer, washing machine, dishwasher and wine chiller. The kitchen benefits from dining space and rear facing upvc door leading to rear garden.

Carpeted upper landing gives access to three bedrooms and bathroom. Bedroom one is rear facing with fitted carpet. Bedroom two is front facing with fitted carpet. Bedroom three is again front facing with fitted storage and carpet. Bedroom three gives access to loft space. Rear facing newly installed bathroom comprising low flush wc, floating wash hand basin with vanity, bath, shower(over bath), tiled walls, tiled flooring and heated towel rail.

The property boasts full gas central heating and double glazing throughout. Front garden is mainly laid to lawn with timber fencing. Rear garden is mainly laid to paving with grass area, timber fencing and side access gate.

The property sits in a popular area, minutes walk from the local train station, leisure centre, health centre and the High Street with a good range of shops to hand. The Royal Burgh of Lanark is steeped in history and has all the required facilities and amenities, including modern Primary and Grammar schools. Lanark is much favoured particularly for those requiring good transport links, local train station and easy access to Glasgow and Edinburgh, with the City Bypass only a thirty minute drive away, giving good access to East Central Scotland. The M74 is only a fifteen minute journey giving good access to Glasgow and the West of Scotland. In all, this property is ideally situated for the commuter to either Edinburgh or Glasgow.



Offers Over £94,000