

FOR SALE

OFFERS OVER  
£80,000



Scan for more information



LANARK

Saddlers Mews  
ML11 7JT

Council Band C

## 2 BEDROOM FLAT

Town Centre Location | Spacious Accommodation | Lounge | Breakfasting Kitchen |  
Bathroom | Two Double Bedrooms | Residents Parking | EPC - B



Arrange a viewing: 01555 661435  
[www.morisonandsmith.com](http://www.morisonandsmith.com)









## Flat 4 Saddlers Mews, 37 South Vennel, Lanark ML11 7JT

Spacious two bedroom flat situated in a central location within the Town of Lanark. The accommodation comprises; Lounge, Breakfasting Kitchen, Bathroom and Two Double Bedrooms. The property further benefits from double glazing, gas central heating, secure door entry system and residents off street parking. This property is in a prime location just off Lanark High Street within walking distance of all local amenities.

A secure door entry system provides access into the building where the property can be located on the first floor. The property is accessed from the communal landing into a welcoming entrance hallway.

The lounge is a spacious room with a bay window providing beautiful views over towards the Clyde Valley. The breakfasting kitchen has an excellent selection of base and wall mounted units with integrated gas hob, oven, extractor fan and fridge freezer.

Both bedrooms are double sized rooms with built in wardrobes providing additional storage.

The bathroom has been fitted with a four piece suite in white comprising of WC and wash hand basin set within a vanity unit, bath and built in shower cubicle.

This property offers potential buyers spacious accommodation within an excellent town centre location with the added benefit of residents off street parking.

Lounge 5.07m x 3.95m

Breakfasting Kitchen 4.08m x 2.73m

Bathroom 2.94m x 1.99m

Bedroom 3.17m x 2.92m

Bedroom 3.16m x 2.81m





 **Morison & Smith**  
Inc. John R. Muir & Co.  
SOLICITORS - NOTARIES - ESTATE AGENTS

61 High Street. Lanark, ML11 7LN  
Telephone: 01555 661435 - Fax: 01555 666869  
Email: [estates@morisonandsmith.com](mailto:estates@morisonandsmith.com)  
Website: [morisonandsmith.com](http://morisonandsmith.com)

#### Disclaimer

Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract on offer, nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital/sonic-measuring device and are taken to the widest point. We have not tested the electricity, gas or water services or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. If there is any part of this that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.