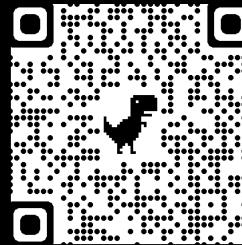


FOR SALE

OFFERS OVER
£142,000



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Lanark

Quinn Court
ML11 9FZ

Council Band C

2 BEDROOM GROUND FLAT

Ground Floor Flat | Two Bedrooms | Open Plan Lounge/Kitchen | Communal Gardens |
Secondary Glazing | Secure Entry System | Grade B Listed Building | Gas Central Heating |

EPC - C

 Morison & Smith
Solicitors. Notaries & Estate Agents

Arrange a viewing: 01555 661435
www.morisonandsmith.com



Quinn Court, Lanark

Set within the distinguished former Winston Barracks development on the peaceful outskirts of Lanark, this exceptional two-bedroom apartment forms part of an impressive Grade B listed building, sympathetically converted to blend historic architecture with contemporary living. EPC-C

From the moment you enter, the property conveys a sense of space and quality. The accommodation is bright, airy and exceptionally well proportioned, enhanced by high ceilings and large windows that flood the interiors with natural light. Neutral décor and solid wood flooring throughout (with vinyl flooring in the bathroom) create a cohesive and stylish finish.

The welcoming entrance hallway provides access to all apartments and benefits from two generous storage cupboards, offering practical everyday convenience.

At the heart of the home lies the impressive open-plan living room and kitchen – a superbly proportioned space ideal for both relaxing and entertaining. The kitchen is thoughtfully designed with a range of fitted units and integrated appliances including fridge, freezer, washer/dryer and dishwasher. A four-ring gas hob, electric oven and extractor hood complete the space, combining functionality with sleek presentation.

Both bedrooms are comfortable double rooms, beautifully bright and well laid out, each featuring built-in wardrobes to maximise storage while maintaining an uncluttered feel.

The bathroom is finished in a clean, neutral style and comprises WC, wash hand basin and bath with shower over. Quality fixtures and fittings are evident throughout the property, reinforcing the overall standard of finish.

Further benefits include gas central heating, secondary glazing, private residents' parking and well-maintained communal gardens, providing attractive outdoor surroundings without the upkeep.

Accommodation:

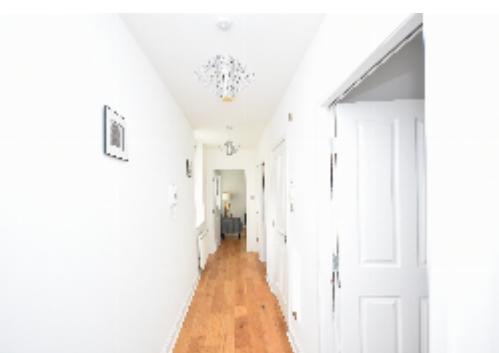
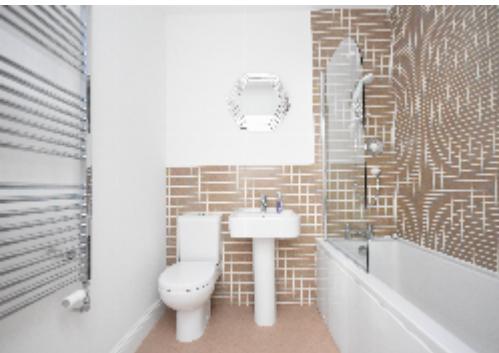
Living room/Kitchen/Diner 6.15m x 3.82m
Bedroom One 4.87m x 2.7m (At Longest Points)
Bedroom Two 4.86m x 3.28m (At Longest Points)
Bathroom 1.98m x 1.72m

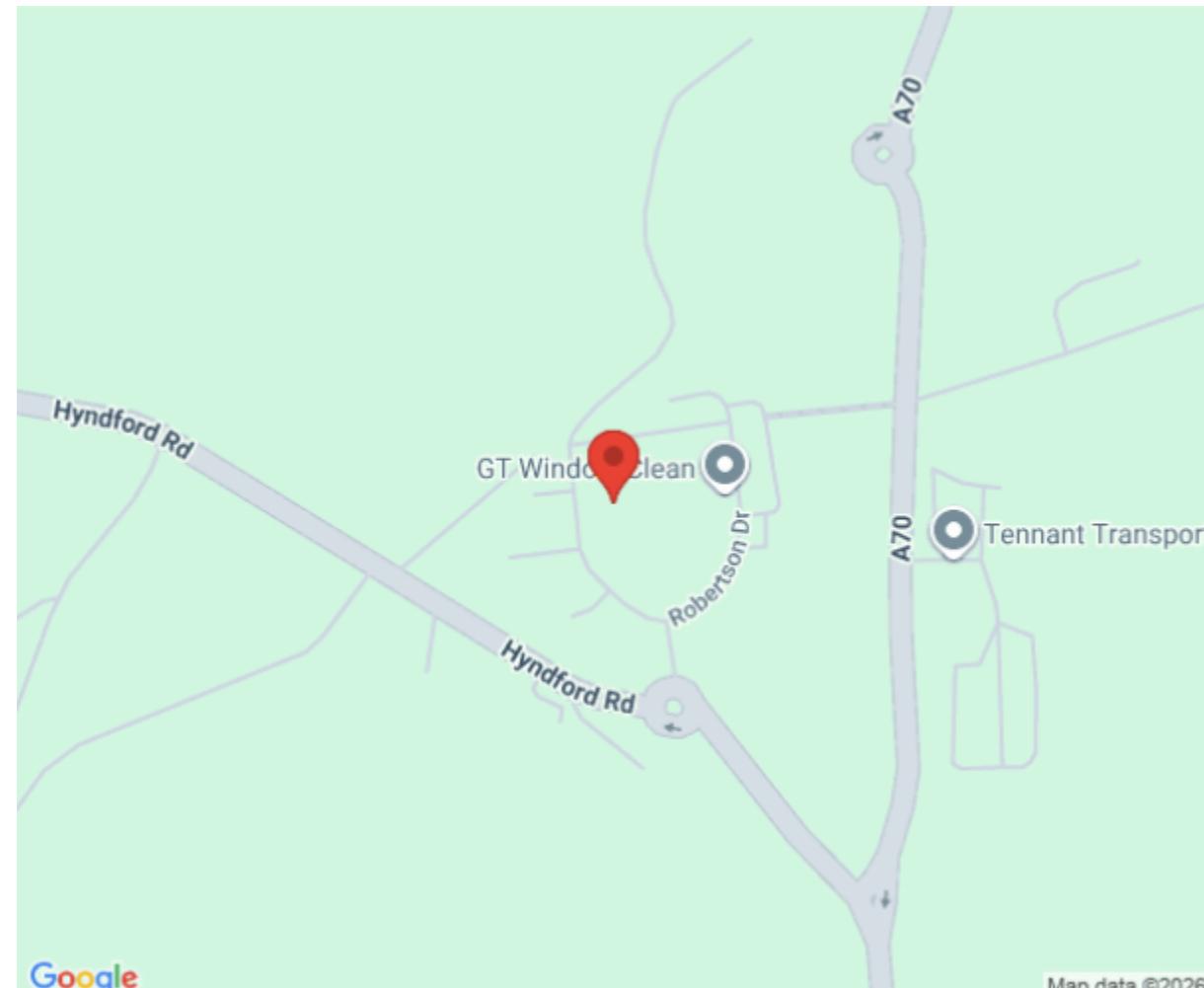
Location

Quinn Court enjoys a desirable semi-rural setting while remaining within easy reach of Lanark town centre. Lanark offers a wide range of everyday amenities including supermarkets, independent retailers, cafés, schooling and leisure facilities. Excellent transport links are available via Lanark railway station with regular services to Glasgow, and convenient access to the M74 motorway network.

The area is also renowned for its scenic beauty, with the nearby New Lanark World Heritage Site and Falls of Clyde offering picturesque woodland walks, historic landmarks and outdoor pursuits.

This is a refined and spacious apartment offering character, comfort and convenience in equal measure – ideal for first-time buyers, professionals or those looking to downsize without compromise.





61 High Street, Lanark, ML11 7LN

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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.