

FOR SALE

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£185,000

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Lanark

Robertson Drive
ML11 9ZS

Council Band D

3 BEDROOM TOWN HOUSE

End Terraced Townhouse | Three Bedrooms | Three Levels | Immaculately Presented | Gas
Central Heating | Double Glazing | Communal Gardens | Private Parking | EPC - C



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Robertson Drive, Lanark



Immaculately Presented Three-Bedroom Townhouse within the prestigious former Winston Barracks Development in Lanark. This impressive three-bedroom townhouse is arranged over three levels and offers spacious, flexible accommodation, finished to a high standard throughout. The property benefits from double glazing, gas central heating, private residents' parking, visitor parking and access to well-maintained communal grounds managed by a factoring company. A communal drying area is also allocated to the property. EPC - C

The property is entered via a welcoming entrance hallway providing access to the living room, kitchen, downstairs WC, storage cupboard and staircase to the upper levels.

The living room is bright and generously proportioned, featuring dual-aspect windows to the rear and side elevations, allowing an abundance of natural light. The room is neutrally decorated and finished with carpeted flooring, creating an ideal space for both relaxation and entertaining.



The impressive modern fitted kitchen offers an excellent range of base and wall-mounted units together with complementary work surfaces. Integrated appliances include an electric oven, five-ring gas hob with stainless steel splashback and extractor hood, fridge freezer and dishwasher. A stainless steel sink and drainer is positioned beneath a side-facing window, while a further front-facing window enhances the natural light. Finished with attractive linoleum flooring, the kitchen also provides space for additional appliances.

The downstairs WC is a well-proportioned cloakroom fitted with a white two-piece suite comprising WC and wash hand basin. Finished with linoleum flooring and tiled walls.

The first floor consists of a spacious double bedroom enjoying dual-aspect windows to the rear and side elevations. The room benefits from fitted mirrored sliding wardrobes, carpeted flooring and tasteful décor. A further generous double bedroom with dual-aspect windows to the front and side. The room features fitted mirrored wardrobes, carpeted flooring and neutral decoration.



The family bathroom is fitted with a white three-piece suite comprising WC, wash hand basin and bath with shower positioned over. Front-facing dual windows provide excellent natural light. Finished with linoleum flooring and fully tiled walls. A useful storage cupboard is located on the first-floor landing.

Bedroom three occupies the entire upper level. This attractive double bedroom enjoys a rear-facing Velux-style window, fitted mirrored wardrobes, carpeted flooring and painted walls. The room offers excellent privacy and flexibility for a variety of uses. There is an additional storage cupboard located off the upper landing.

The property forms part of the sought-after former Winston Barracks development, surrounded by attractive communal gardens and landscaped grounds which are professionally maintained by a factor. Residents benefit from private allocated parking, additional visitor parking and a dedicated drying area for clothes. The development provides a peaceful setting whilst remaining conveniently placed for access to Lanark town centre and its excellent range of amenities. Early viewing is highly recommended to appreciate the quality, space and setting of this impressive family home.



Dimensions

Living Room: 4.26m x 4.35m

Kitchen: 3.65m x 2.75m

Bathroom: 1.78m x 2.15m

Bedroom One: 3.38m x 4.40m

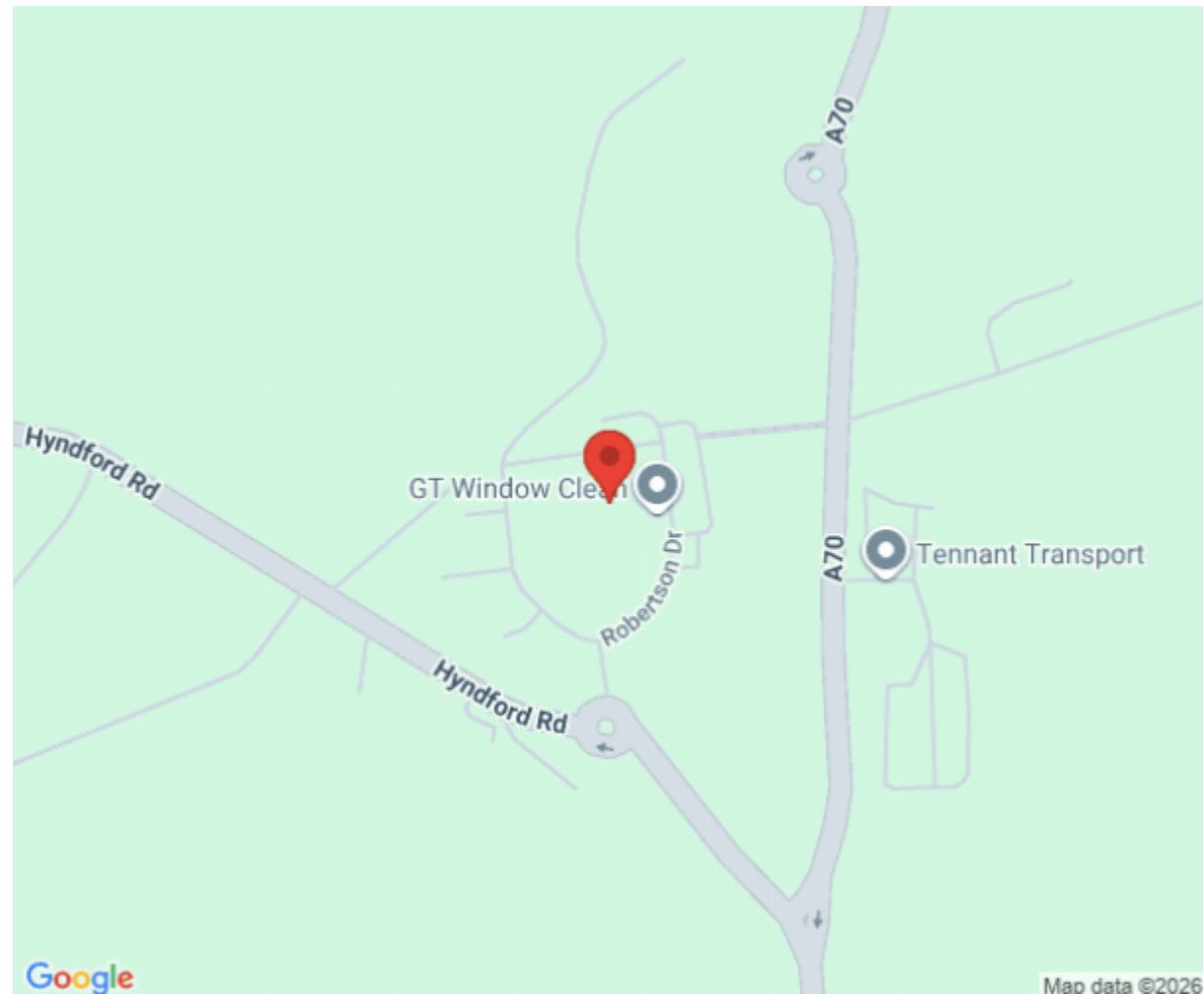
Bedroom Two: 3.21m x 2.87m

Bedroom Three: 4.91m x 2.78m

Bathroom: 1.77m x 3.29m

(all at longest points)

Robertson Drive is a sought-after residential development, offering a peaceful and convenient setting for a family home. The property is well-maintained and offers a high standard of accommodation. Early viewing is highly recommended to appreciate the quality, space and setting of this impressive family home.



 **Morison & Smith**
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SOLICITORS - NOTARIES - ESTATE AGENTS

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Disclaimer

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