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solicitors & estate agents **S.S.C.**



## 46 Kenilworth Road, Lanark

Offers Over £110,000

- Semi Detached Family Home
- 2 Double Bedrooms
- Conservatory
- Fitted Kitchen
- Off Street Parking
- Sought After Locale
- Great Potential
- Early Viewing Advised



# 46 Kenilworth Road, Lanark

## Description

Situated in a popular residential area within the market town of Lanark is this semi detached family home. This property is in move in condition but would benefit from some internal cosmetic upgrading and would suit the first time buyer, buy to let investor and someone looking to downsize. It further benefits from gas central heating, double glazing and off street parking. Early viewing is advised.

## Accommodation

The property is arranged over two levels. The lower level has a reception hallway, and a naturally bright and airy lounge with a gas fire as the focal point. The breakfasting kitchen is off the lounge and has ample base and wall units, gas cooker and dishwasher. The rear hallway has a walk in storage cupboard which houses the washing machine and tumble dryer, the WC is accessed from the hallway. The conservatory is off the kitchen and has double doors giving access to the garden.

The upper level houses two double bedrooms, both with built in wardrobes and the shower room.

## Outside

Externally to the rear is a good sized enclosed garden, primarily laid to lawn. The front garden is chipped and the driveway provides ample off street parking and access to the timber garage.

## Local Area

The Royal Burgh of Lanark is steeped in history and has all the required facilities and amenities, including newly built grammar school, historic 18 hole golf course and Lanark Loch, good access to the Scottish Borders and the Clyde valley - providing excellent walks for the outdoor enthusiast including Tinto Hill and the Falls of Clyde. Lanark is much favoured particularly for those requiring good transport links, local train station and easy access to Glasgow and Edinburgh. Lanark has a rural, yet not isolated, feel and offers excellent value for money. Edinburgh City Bypass is only a thirty minute drive away, giving good access to East Central Scotland. The M74 is nearby 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.

## Lounge

4.53m x 4.04m (14'10" x 13'3")

## Kitchen

3.45m x 4.25m (11'4" x 13'11")

## Conservatory

2.48m x 3.20m (8'2" x 10'6")

## WC

0.8m x 1.08m (2'7" x 3'7")

## Bedroom 1

3.57m x 4.00m (11'9" x 13'1")

## Bedroom 2

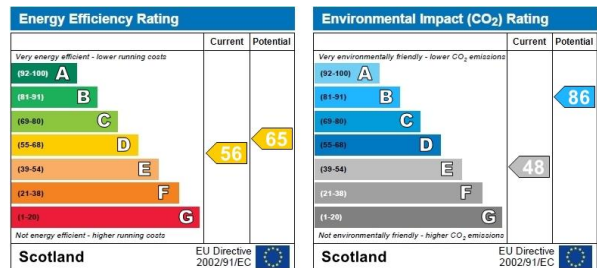
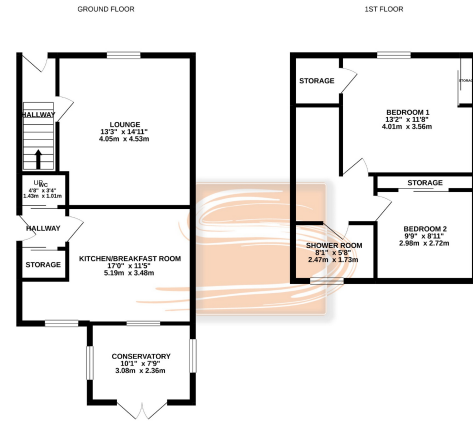
3.52m x 3.20m (11'7" x 10'6")

## Shower Room

1.71m x 2.15m (5'7" x 7'1")

## Contact Us

To arrange a viewing or for further details please call 01506 826232 or email [property@sneddons.com](mailto:property@sneddons.com).



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