

13 Wellhead Court

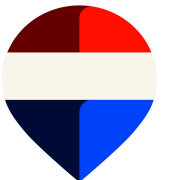
Lanark

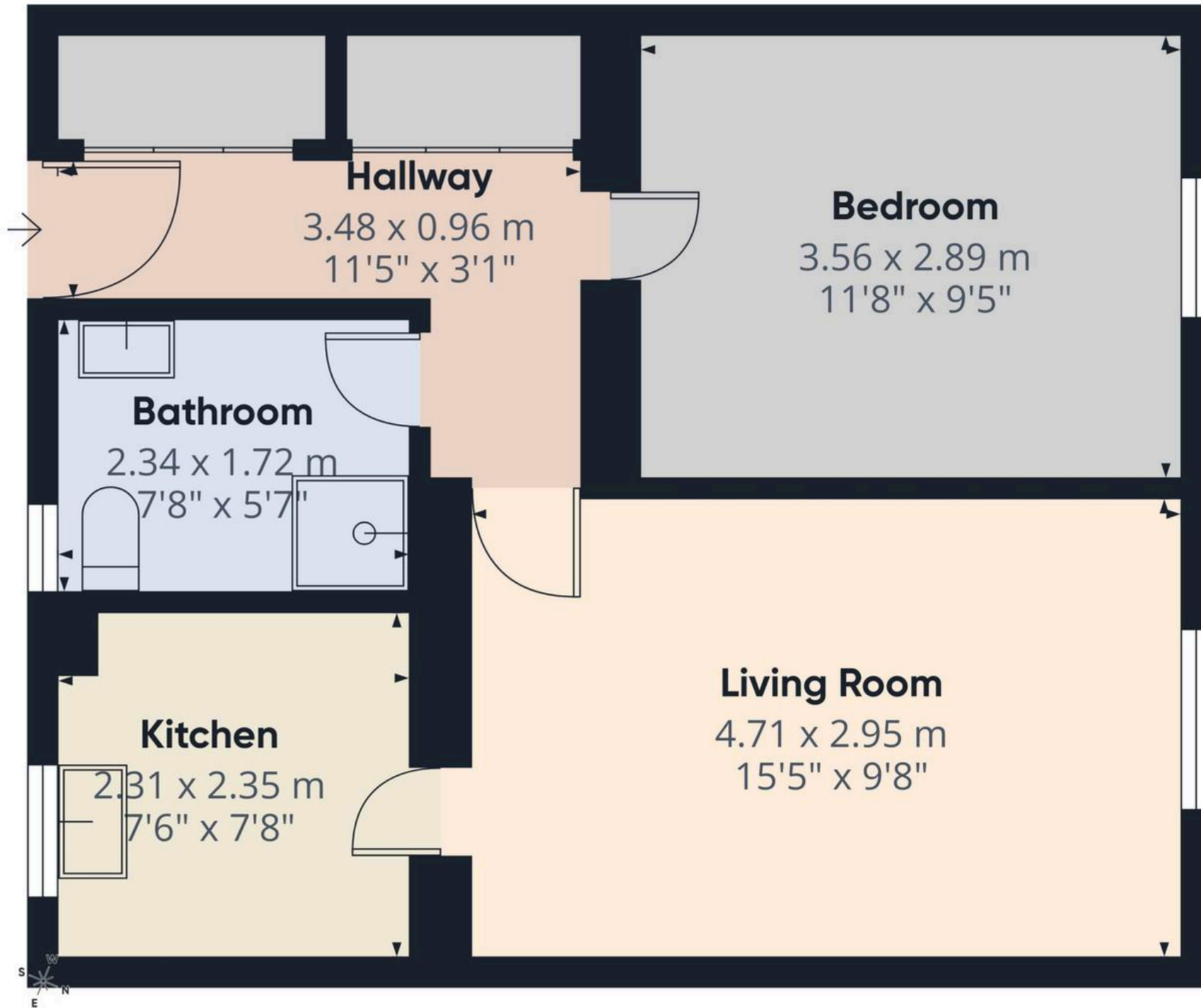
One bedroom, ground floor flat situated in a central location within the market town of Lanark.

The flat offers great potential for a first time buyer or someone looking for a buy to let opportunity. The flat is entered through a secure door entry system into a communal stair well which leads to the flats main entrance hallway. The living room is well proportioned and leads through to the kitchen which has a good range of base and wall mounted units and space for a selection of slot-in appliances. The bathroom comprises W.C, wash hand basin and shower cubicle with electric shower. The property is completed by a double bedroom and a spacious storage cupboards in the hall.

Externally there are private residents parking facilities.

The property further benefits from an electric central heating system.





Approximate total area⁽¹⁾

40.3 m²

434 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



REMAX Clydesdale

Remax, 2 High Street - ML11 7EX

01555 666990

lanark@remax-scotland.homes

www.remax-scotland.homes/estate-agents/clydesdale

These particulars are prepared by us on the basis of information provided by our clients. We have not tested the electrical system, appliances or heating system. All sizes are recorded by laser to give an indicative, approximate size only. Prospective purchasers should make their own enquiries, no warranty is given or implied. This schedule is not intended to, and does not form any contract. Anti-Money Laundering Regulations - Purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. NOTING INTEREST If you are interested in this property please ask your solicitor to notify us. This is referred to as "noting interest" and will ensure that you are informed of any