

## 2 bedroom flat for sale, Sanderling, Lesmahagow, Lanark ML11 (550 GBP)



Location **Scotland, Lanarkshire**  
<https://www.freeadsz.co.uk/x-164031-z>

This newly decorated 1st floor apartment is set within a modern development in the semi rural village of Lesmahagow. It is the perfect start for first time buyers taking that leap on the property market or a great Buy to Let opportunity for Investors and Landlords. Call or go online NOW to Book!The property has recently been fully decorated in neutral tones throughout giving a fresh welcoming feel to this modern apartment. It comprises of a large hallway leading to a bright and spacious lounge with open plan access to a modern fitted kitchen containing hob, oven and integrated washing machine.Further boasting two well-proportioned double bedrooms with built in wardrobes, the master features an en suite shower room with white wash hand basin and WC. The family bathroom is spacious in size with bath, wash hand basin and WC.The property further benefits from gas central heating, ample storage, a secure entry system and sufficient external resident parking. Communal gardens can also be found to the rear of the property with shared drying areas.Situated within Lesmahagow, a semi rural location surrounded by picturesque countryside. The village benefits from near by local amenities, various schools and an array of local shops, as well as excellent access to local transport. The village is set just off the M74 allowing travel links throughout the West and Central belt. Neighbouring towns; Larkhall, Hamilton and Lanark also provide excellent rail links for travel throughout the country.This home includes:Living Room4.47m x 4.38m (19.5 sqm) - 14' 7" x 14' 4" (210 sqft)Kitchen2.91m x 1.96m (5.7 sqm) - 9' 6" x 6' 5" (61 sqft)Bathroom2.85m x 2.41m (6.8 sqm) - 9' 4" x 7' 10" (73 sqft)Bedroom (Double) with Ensuite4.2m x 2.95m (12.3 sqm) - 13' 9" x 9' 8" (133 sqft)Ensuite1.86m x 1.72m (3.1 sqm) - 6' 1" x 5' 7" (34 sqft)Bedroom 24.16m x 2.73m (11.3 sqm) - 13' 7" x 8' 11" (122 sqft)Please note, all dimensions are approximate / maximums and should not be relied upon for the purposes of floor coverings.Additional Information:SECURE ENTRY SYSTEMDOUBLE GLAZINGWITHIN NEW MODERN DEVELOPMENTRECENTLY DECORATED THROUGHOUTIMMEDIATE ENTRY AVAILABLECouncil Tax: Band BEnergy Performance Certificate (EPC) Rating:Band C (69-80)With IMMEDIATE ENTRY AVAILABLE this is an opportunity NOT to be missed! Book your viewing online!

01274 649883



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