



St Vincent Place

Lanark, ML11 7LA

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St Vincent Place
Lanark
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Terraced

2 Bedrooms
1 Reception
1 Bathroom



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KEY FEATURES

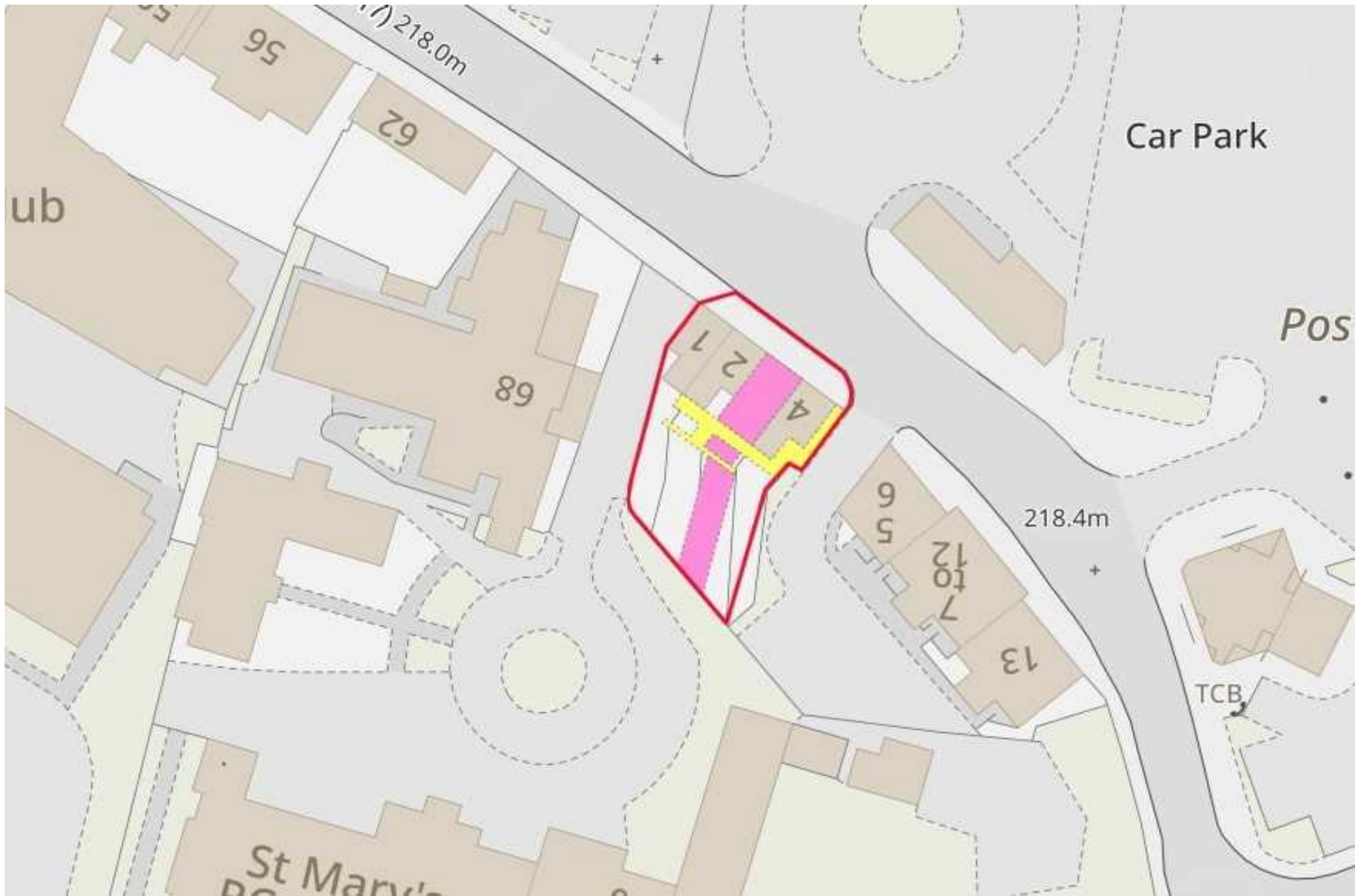
- Traditional mid-terraced home
- Good sized lounge with space for dining
- Fitted kitchen with white wall and floor units and contrasting worktops
- 2 bedrooms - fitted mirrored wardrobes and a large storage cupboard in the main bedroom
- 4 piece bathroom suite
- Own garden to the rear - mostly paved with some decorative chipped stones and a clothes drying area
- 2 minute walk to Lanark train station
- Close to Lanark High Street, shops, bars, cafes, restaurants and supermarkets
- Central location within 45 minutes' drive to Glasgow and Edinburgh
- COUNCIL TAX BAND: C - EPC RATING: D



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St Vincent Place, Lanark, ML11 7LA

Move On are delighted to present to the market this traditional 2 bedroom mid-terraced home in Lanark - St Vincent Place.

The property has living accommodation over 2 levels, which includes: entrance hallway; good sized lounge with space for dining; kitchen to the rear of the property with white wall and floor units and contrasting worktops; 2 bedrooms on the first floor, with the main one benefiting from fitted mirrored wardrobes and a large storage cupboard; and a 4-piece bathroom suite.

To the rear of the property is an easy to maintain paved garden offering a haven to relax and enjoy the outdoors.

St Vincent Place is a desirable address within easy reach of Lanark train station and town centre offering shops, bars and restaurants. Lanark is a busy market town steeped in history and culture centrally located just 45 minutes' drive from Glasgow, Edinburgh and the Scottish borders.

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ROOM MEASUREMENTS

Lounge: 4.90m (16' 1") x 4.29m (14' 1")

Kitchen: 3.70m (12' 2") x 2.50m (8' 2")

Bedroom 1: 4.20m (13' 9") x 2.20m (7' 3")

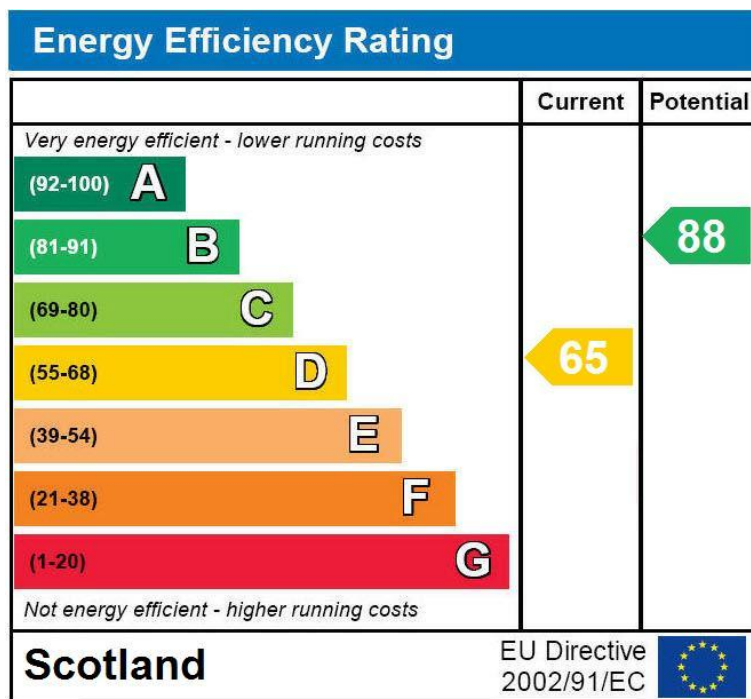
Bedroom 2: 3.10m (10' 2") x 2.50m (8' 2")

Bathroom: 2.30m (7' 7") x 2.00m (6' 7")



Floorplans are indicative only - not to scale

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the appliances/services have been tested by ourselves. We recommend that purchasers arrange for a qualified person to check all appliances/services before legal commitment.

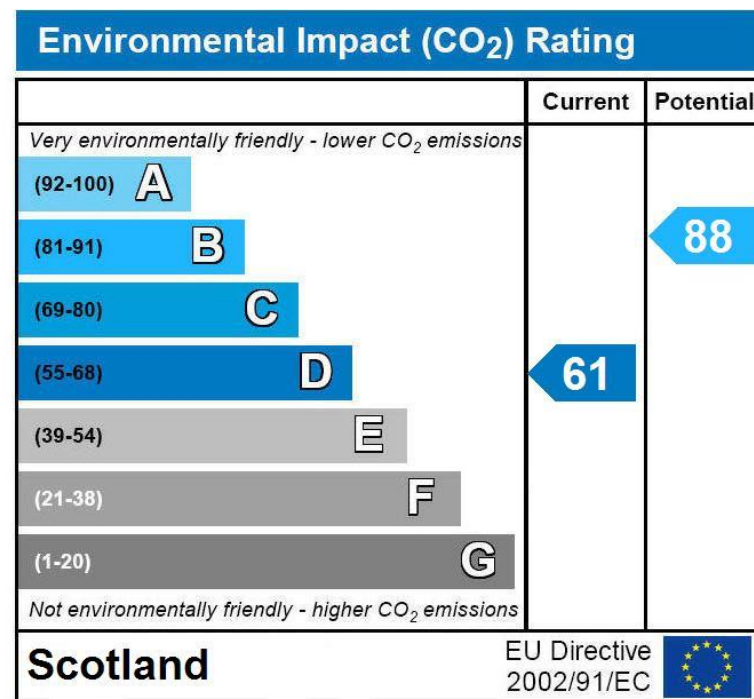


Energy Efficiency Rating

This graph shows the current efficiency of the property, taking into account both energy efficiency and fuel costs. The higher this rating, the lower your fuel bills are likely to be.

The current rating is **band D (65)**. The average rating for EPCs in Scotland is **band D (61)**.

The potential rating shows the effect of undertaking all of the improvement measures listed within the Energy Performance certificate recommendations report.



Environmental Impact (CO₂) Rating

This graph shows the effect of the home on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.

The current rating is **band D (61)**. The average rating for EPCs in Scotland is **band D (59)**.

The potential rating shows the effect of undertaking all of the improvement measures listed within the Energy Performance certificate recommendations report.

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