



OFFERS OVER

**£235,000**

**Riverside Road**  
Lanark, ML11 9JS

## PROPERTY SUMMARY

Occupying an elevated position with incredible views across the stunning valley is this charming Victorian, two-bedroom, semi-detached cottage. Having undergone a comprehensive programme of upgrades by the current owners, this beautiful period home set amidst substantial, terraced gardens is sure to be popular with a broad section of buyers.

The deceptively spacious layout of accommodation comprises; welcoming reception hallway with under stairs storage, lounge with feature fireplace, log burning stove, and access to garden, luxurious, modern three-piece bathroom with striking free-standing tub, and useful vanity storage, recently fitted, cleverly designed, stylish, dining size kitchen with integrated appliances, and conservatory with access to rear garden.

On upper floor accessed via a turned staircase you will find a light and airy landing with built-in storage, two well-proportioned double bedrooms both with excellent fitted wardrobes and eaves storage, and a modern, three-piece shower room. The best of the breathtaking views can be enjoyed from these upper apartments.

2



2



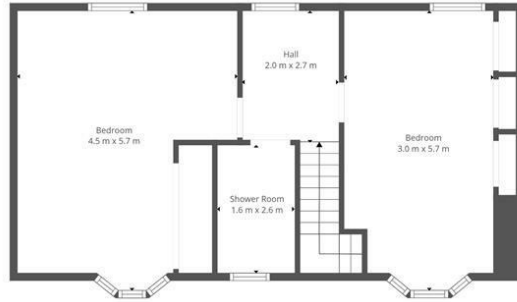
2



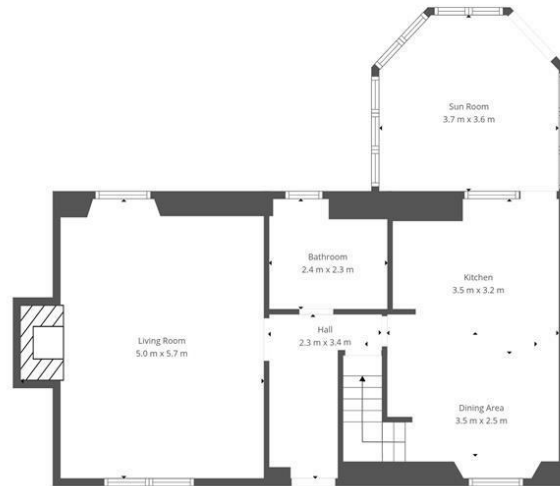








1st Floor



Ground Floor

This Floorplan Is Intended To Give An Indication Of The Layout Only.



**OFFICE ADDRESS**  
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 Strathaven  
 ML10 6AB

**OFFICE DETAILS**  
 01357 510088  
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**LOCAL AUTHORITY**  
 South Lanarkshire

**TENURE**  
 Freehold

**COUNCIL TAX BAND**  
 E

**VIEWINGS**  
 By prior appointment only

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(82 plus) A			
(81-91) B			
(69-80) C			77
(55-68) D			
(39-54) E		50	
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
<b>Scotland</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements