



BOHOME
ESTATE AGENTS

Kildare Drive, Lanark
Offers Over £68,000

2 bedroom flat for sale | Freehold

This well-proportioned first-floor two-bedroom apartment offers bright accommodation, neutral décor throughout, making it an ideal opportunity for first-time buyers, downsizers or investors.

On entry, you are welcomed into a spacious hallway laid with grey carpet and benefiting from a large storage cupboard. The bathroom is modern and stylish, fitted with a three-piece white suite including a shower over the bath with rainfall feature, chrome finishes, and chic grey tiling.

Moving through the hallway, you'll find a generous dining lounge, a fantastic size and flooded with natural light, with attractive open views in the distance adding to the sense of space. The dining kitchen is also well sized and offers a range of floor and wall-mounted cabinets, along with a useful storage cupboard. While functional, the kitchen presents an opportunity for some updating, allowing buyers to add their own style and value.

There are two double bedrooms, both laid with grey carpet and finished in neutral décor, offering comfortable and versatile living space.

Further benefits include gas central heating with a newly installed boiler, and double glazing throughout.

Externally, the property enjoys access to a shared rear garden and on-street parking to the front.

Kildare Drive is conveniently located close to a range of local amenities including shops, supermarkets and leisure facilities. Nearby transport links provide easy access to surrounding areas and Glasgow city centre, while local schooling and everyday conveniences are within easy reach. The area offers a balance of residential living with open outlooks, making it an attractive setting for a wide range of buyers.

Early viewing is recommended.

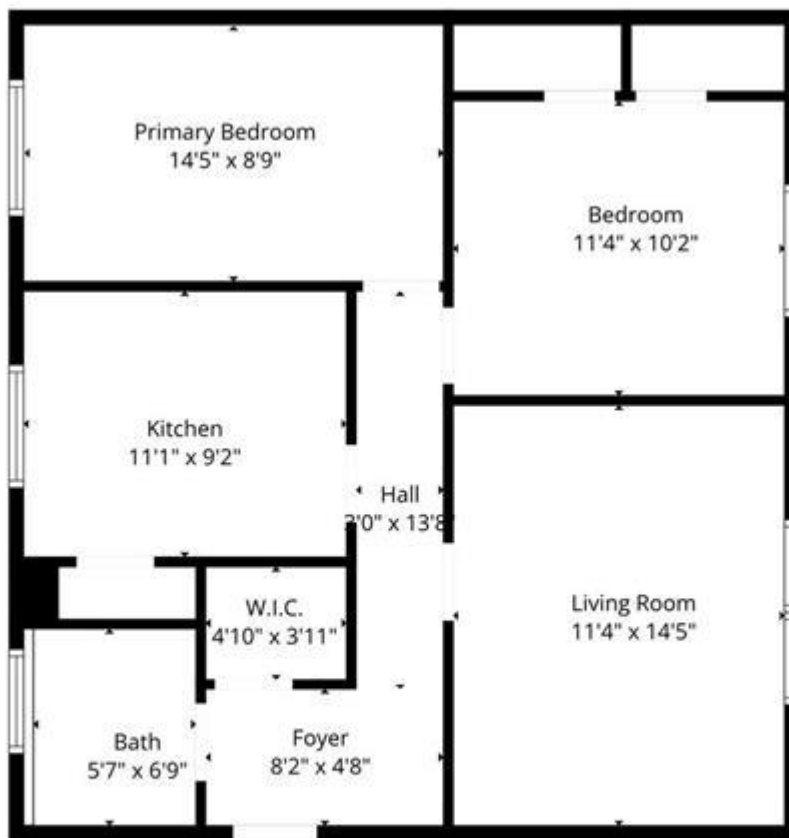
Council Tax Band: B

Tenure: Freehold

Garden details: Communal Garden

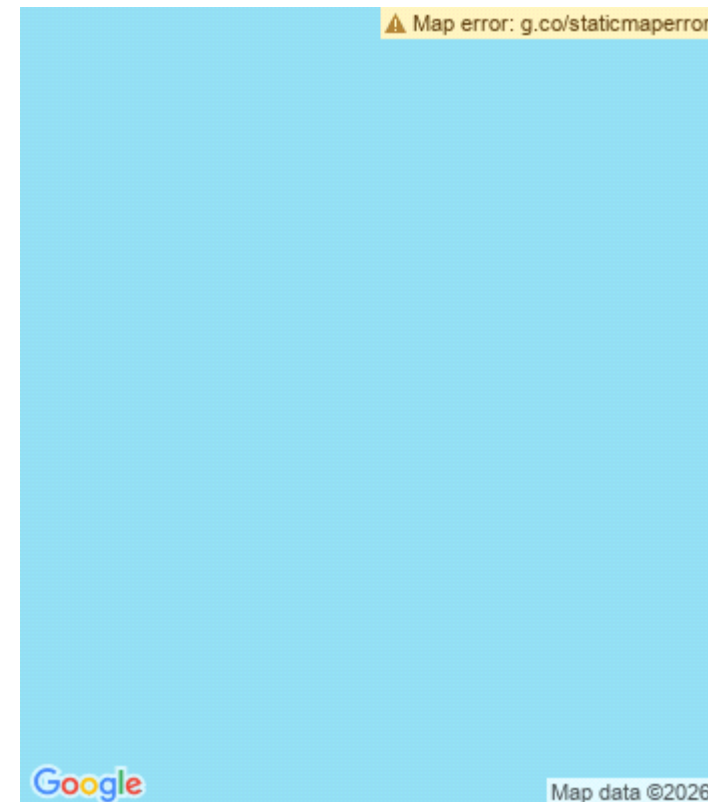


Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



TOTAL: 700 sq. ft
 Ground floor: 700 sq. ft
 EXCLUDED AREAS: W.I.C.: 19 sq. ft, WALLS: 55 sq. ft

Floor Plan Created By Cubicase App. Measurements Deemed Highly Reliable But Not Guaranteed.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92+) A			(92+) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
Scotland	EU Directive 2002/91/EC		Scotland	EU Directive 2002/91/EC	
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.			The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO ₂)		