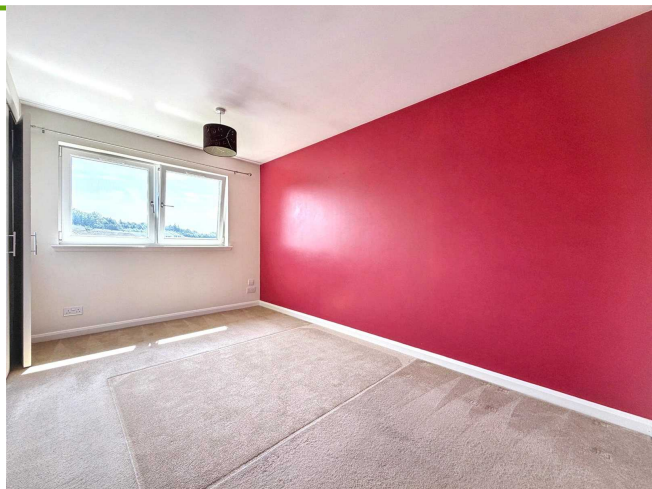
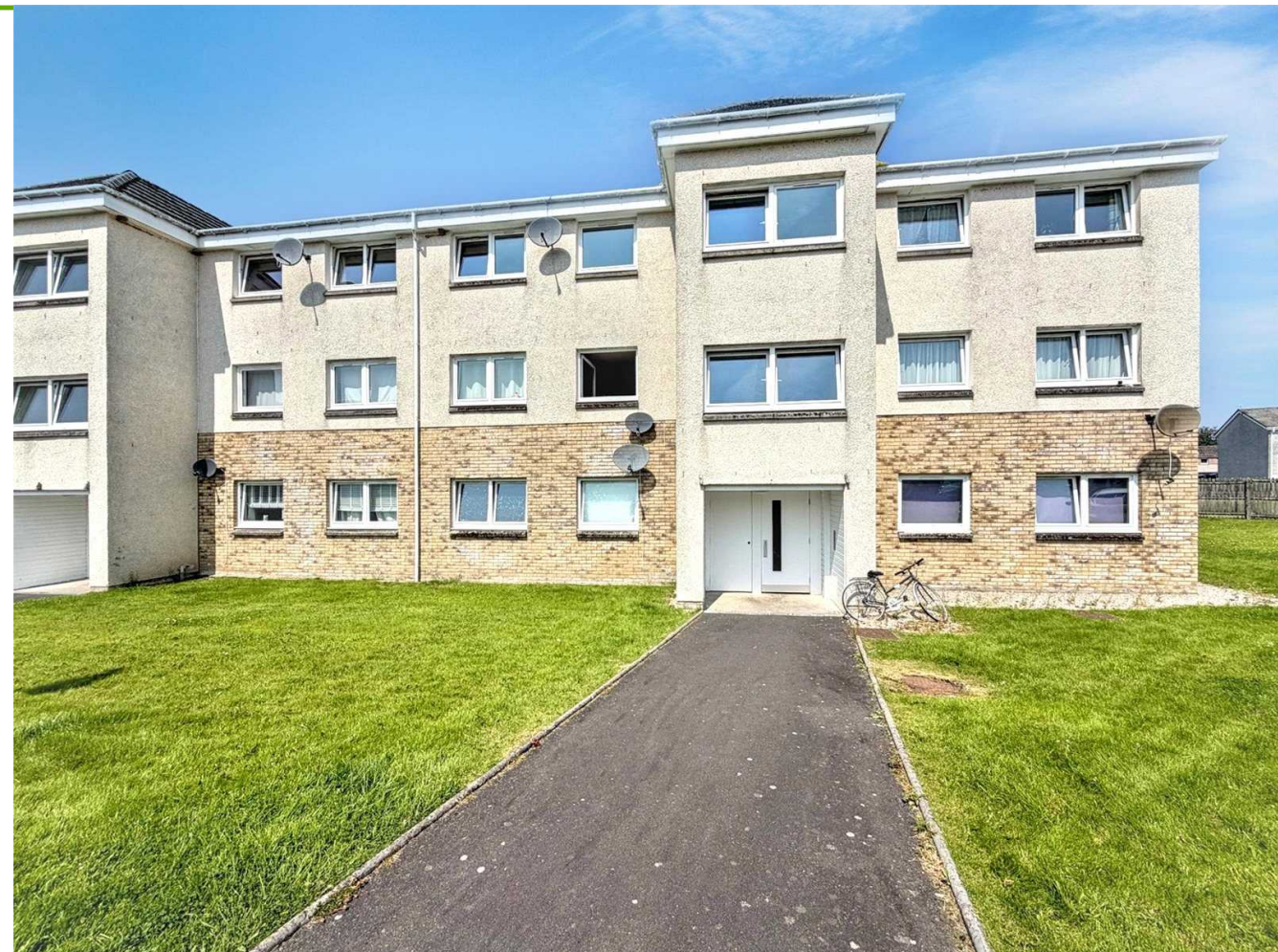
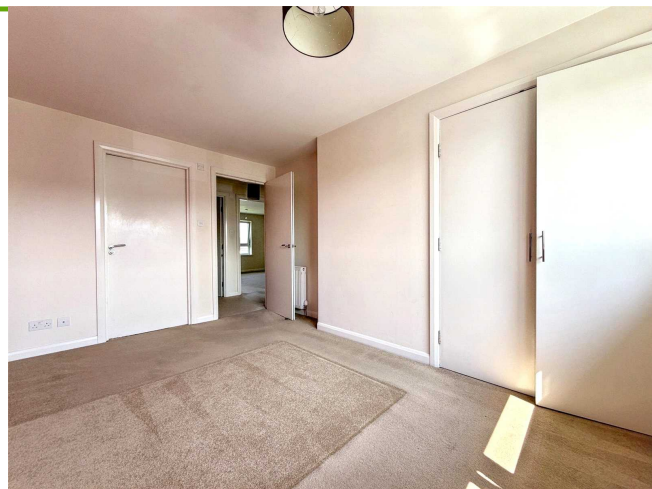
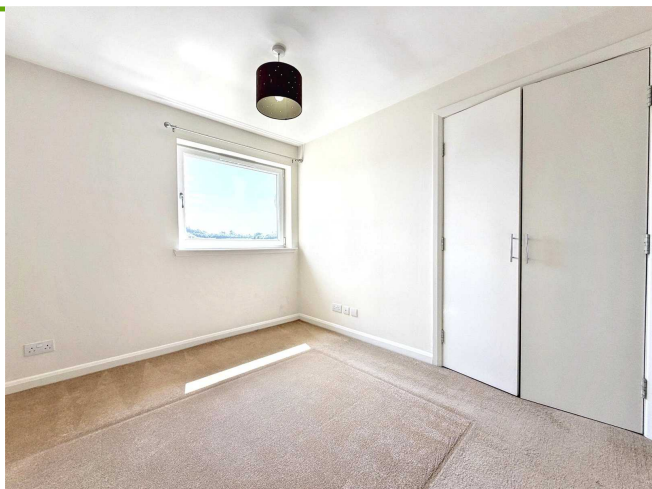




Sanderling, Lesmahagow, Lanark,
South Lanarkshire, ML11

Offers Over: £55,000

Tenure: Freehold



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Sanderling, Lesmahagow, Lanark, South Lanarkshire, ML11
Offers Over: £55,000 Tenure: Freehold

Council Tax Band: B
EPC Rating: C

Description

Situated within the popular Sanderling development in Lesmahagow, this spacious two-bedroom top floor apartment offers comfortable modern living in a desirable residential setting.

The property features a bright and generously proportioned living area, providing an ideal space for both relaxing and entertaining. The well-appointed accommodation includes two spacious double bedrooms, with the principal bedroom benefiting from the added luxury of an en-suite shower room. A contemporary family bathroom serves the remainder of the property.

Further benefits include gas central heating, double glazing throughout, and secure door entry, offering both comfort and peace of mind.

Ideally suited to first-time buyers, professionals, downsizers, or investors, this attractive apartment combines generous accommodation with a convenient location close to local amenities, schools, transport links, and the M74 motorway, making it an excellent choice for commuters.

Park Property Managers are the property factors approximately £1150 per year.

Factor charge details have been provided by the seller but their accuracy cannot be guaranteed as we may not have seen a copy of the contract. Should you proceed with the purchase of this property, full details must be verified by your solicitor.

Living Room

14'4" x 13'9" (4.37m x 4.2m)

Kitchen

6'1" x 8'11" (1.85m x 2.72m)

Bedroom 1

13'3" x 8'4" (4.04m x 2.54m)

Ensuite Bathroom

6'6" x 5'5" (1.98m x 1.65m)

Bedroom 2

13'3" x 8'2" (4.04m x 2.5m)

Bathroom

5'4" x 8'11" (1.63m x 2.72m)

Location

Sanderling is a popular modern residential development on the edge of the historic village of Lesmahagow, offering the perfect balance of peaceful semi-rural living and excellent connectivity. The village provides a range of everyday amenities including supermarkets, independent shops, cafés, restaurants, primary and secondary schools, healthcare facilities, and leisure amenities, all within easy reach.

Ideally positioned just minutes from the M74 motorway, Sanderling offers convenient commuting to Glasgow, Hamilton, Lanark and beyond, making it an excellent choice for professionals and families alike. Public transport links are also readily available, providing easy access to surrounding towns and cities.

The surrounding South Lanarkshire countryside offers an abundance of scenic walks, cycling routes and outdoor pursuits, while nearby attractions such as the Clyde Valley provide beautiful landscapes and recreational opportunities. Combining modern living with a welcoming village atmosphere and excellent transport connections, Sanderling is an increasingly sought-after location for buyers looking to enjoy the best of both town and country living

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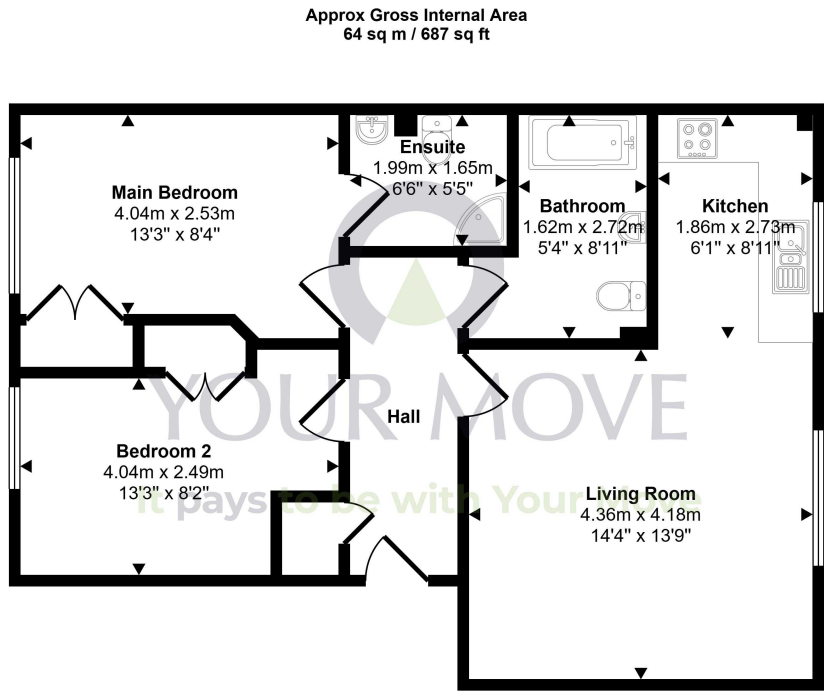
All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.



For full EPC please contact the branch.



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.