

***60 Robertson Drive  
Lanark  
ML11 9ZS***

***Spacious two bedroom  
first floor flat in nearly  
new condition within  
attractive modern complex***



**LAWRIE  
&  
SYMINGTON**  
ESTATE AGENTS

# FOR SALE

**60 Robertson Drive  
Lanark  
ML11 9ZS**

**Sellers:**

**Mr A Goldie  
60 Robertson Drive  
LANARK  
ML11 9ZS**

**Solicitors:**

**Grieve, Grierson, Moodie & Walker  
14 Castle Street  
DUMFRIES  
DG1 1DR  
01387 266250**

**Sole Selling Agents:**

**Lawrie & Symington Limited  
Lanark Agricultural Centre  
Muirglen  
Hyndford Road  
Lanark ML11 9AX  
Tel: 01555 662281**

**DESCRIPTION**

Offered for Sale this well presented and spacious first floor flat as new situated within a modern development on the outskirts of Lanark.

**ENTRANCE:**

On entering the property a spacious bright hall and staircase gives access to 6 flats with a Security Door and buzzer system.

**ACCOMMODATION:**

The following accommodation is provided:

**Entrance Hall:**

Raised hall leading to all rooms.

**Living Area/Kitchen:** (7.2m x 3.6 m)

Base and wall mounted kitchen units; SS sink unit, Smeg gas hob and electric oven. Integrated Smeg fridge freezer, washing machine and dish washer, gas central heating boiler, 2 radiators.



**Bathroom:** (2.4m x 1.9m)

Fully tiled bathroom with large wall mirror. WC, wash hand basin, bath with shower, heated towel rail.

**Master Bedroom:** (4m x 2.6m)

Mirror door fitted wardrobes, radiator, en-suite with WC, wash hand basin, shower and heated towel rail.

**Bedroom:** (3.8m x 3m)

Mirror door, fitted wardrobes and radiator.

**Fittings:**

Further fittings include gas central heating and double glazing throughout. Fire seal doors, fire detectors, carbon monoxide detectors. All carpets and floor coverings are included in the sale.

**Factors:**

Screen Autumn Ltd clean and maintain the Entrance Hall, cut the grass and look after the car park.

**Council Tax:**

The property is Band C.

**Parking:**

The flat has its own designated car parking space.

**Home Report:**

By Graham + Sibbald.

**Entry:**

Vacant possession will be given to the subjects on a date to be mutually agreed.

**Inspection:**

Inspection of the properties is by appointment only on telephoning the sole selling agents, Lawrie & Symington Limited, Lanark. Tel: 01555 662281.

**Offers:**

Offers for the subjects are invited and should be submitted in Scottish legal form to Lawrie & Symington Limited, Lanark Agricultural Centre, Muirglen, Lanark. The offer must contain proof of funding for the subjects. All interested parties should notify their interest with the sole selling Agents Lawrie & Symington Ltd Tel: 01555 662281.

**Identification Regulations:**

UK-Wide Anti-money Laundering Regulations (Implementing the 4<sup>th</sup> EU Directive). We are required by law to verify the identify of anyone who will submit an offer. Verification check must be complete before any offer can be considered.

**Note:** The Seller is not bound to accept the highest or any offer. The foregoing particulars whilst believed to be correct are in no way guaranteed and offers shall be held to have satisfied themselves in all respects. Any error or omission shall not annul the sale of the property, or entitle any party to compensation, nor in any circumstances give ground for action at law.







