

52 Glebe Avenue, Douglas, Lanark, ML11  
0NX

Offers Over £60,000



Spacious three bedroom first floor flat, benefitting from air source heat pump heating, double glazing and gardens. The property is located near all of the local amenities of Lanark, Lanarkshire. There are primary and secondary schools within the catchment and easy transport links. The semi rural and historic village of Douglas is in South Lanarkshire, approximately 12 miles south west of Lanark, and within easy reach of Junction 11 of the M74 motorway.



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**Measurements (all approx.)**

Living room – 4.14m X 4.12m  
Bedroom 1 – 3.51m x 3.08m

Kitchen – 3.79m x 3.19m  
Bedroom 2 – 3.50m x 3.07m

Shower Room – 2.13m x 1.73m  
Bedroom 3 – 3.90m x 3.09m



These particulars have been carefully prepared by Messrs Pollock & McLean, Solicitors and Estate Agents. Although believed to be correct they are not guaranteed and therefore prospective purchasers should satisfy themselves as to the basic facts before submitting an offer. All photographs have been taken using a wide angled lens.



Accommodation comprises:

- Entrance hall with stairs to first floor with hand rail. Hallway with window to side. Alcove with shelf and cupboard. Electrics. Doors to living room, kitchen, shower room and three bedrooms.
- Spacious and bright living room with window to the front with fantastic views over open countryside.
- Modern fitted kitchen with wall and base units, integrated electric oven and hob with extractor fan. Sink with mixer tap and left hand drainer. Window to rear.
- Bedroom 1 which is a double with window to front.
- Bedroom 2 is also a double with window to front.
- Bedroom 3 double bedroom with window to rear and built-in cupboard with hanging rail and shelf.
- Modern fitted shower room with shower cubicle, W. C., and wash hand basin with mixer tap. Part splashback. Window to rear.
- Good size garden to the side and rear laid to lawn.



