

FOR SALE

OFFERS OVER  
£123,000



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**Forth**

Main Street  
ML11 8AE

Council Band A

## 3 BEDROOM SEMI-DETACHED VILLA

Spacious Accommodation | Living Room | Breakfasting Kitchen | Shower Room | Three  
Double Bedrooms | WC | Double Glazing | Oil Central Heating | Gardens | EPC - D



Arrange a viewing: 01555 661435  
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## 191 Main Street, Forth, ML11 8AE

Spacious three bedroom semi detached property located within the village of Forth, a short drive from the towns of Carluke and Lanark. Accommodation consists of; Entrance Vestibule, Hallway, Living Room, Kitchen, Rear Porch, Shower Room, WC and Three Double Bedrooms. Double Glazing, Oil Central Heating, Gardens to the Front and Rear. EPC - D

The property is entered from the side into an entrance vestibule leading into the main entrance hallway which provides access to the kitchen, lounge, shower room, under stair cupboard and stairway to upper floor.

The bright and spacious front facing living room has a feature electric fire with alcove storage to either side.

The rear facing breakfasting kitchen has a good selection of wall and base units, integrated fridge and freezer, double oven, electric hob and washing machine. A door from the kitchen leads to the rear vestibule which houses the oil boiler and provides access to the rear garden.

The recently fitted shower room has been fitted with a white suite comprising of; WC, wash and basin set within a vanity unit and large double shower. A rear facing obscured window gives natural light.

The under stairs, cupboard provides additional storage and also houses the electric box.

The stairway to the upper level has a window at the turn in the stairs, which provides natural light.

The upper landing provides access to three double bedrooms and a WC.

Bedroom one is a front facing double with built-in storage cupboard. Bedroom two is a rear facing double with built-in storage cupboard which hose the water tank. Bedroom three is a rear facing double with built-in storage cupboard.

A convenient WC is located at the top of the stairs consisting of WC and wash hand basin.

Externally there are gardens to the front and rear. The front garden is mainly laid to lawn with planted borders. The rear garden is mainly laid to stone chips with the addition of a small concrete patio area. The storage shed and the oil tank is located here.

Living Room 4.12m x 4.27m

Kitchen 2.94m x 4.22m

Shower Room 1.77m x 2.04m

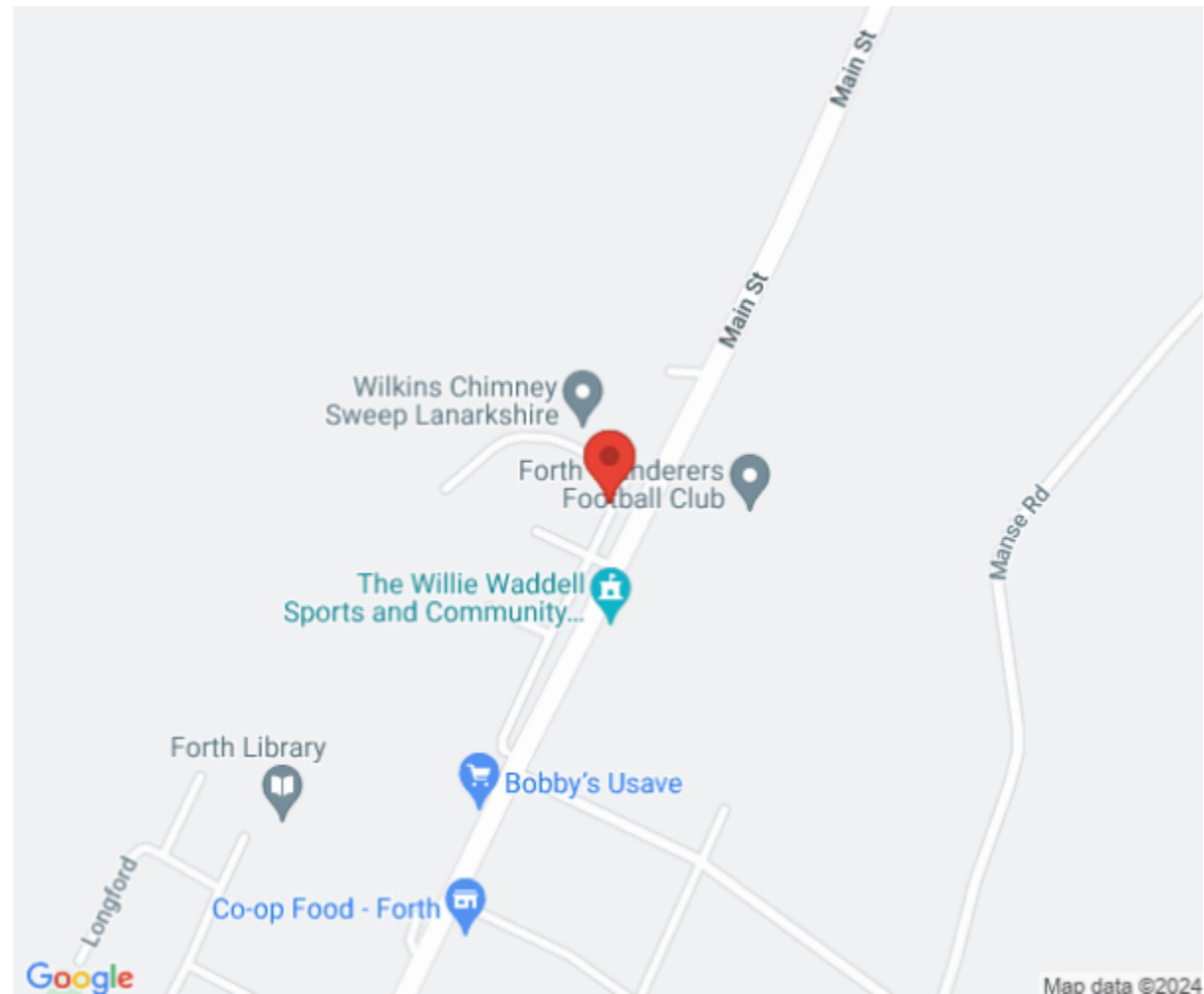
WC 0.97m x 1.00m

Bedroom 3.26m x 4.35m

Bedroom 3.13m x 3.28m

Bedroom 2.77m x 3.97m





 **Morison & Smith**  
Inc. John R. Muir & Co.  
SOLICITORS - NOTARIES - ESTATE AGENTS

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#### Disclaimer

Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract on offer, nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital/sonic-measuring device and are taken to the widest point. We have not tested the electricity, gas or water services or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. If there is any part of this that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.