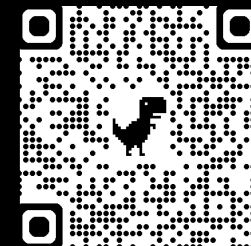


FOR SALE

OFFERS OVER  
£260,000



Scan for more information

Forth

128 Main Street  
ML11 8AE

Council Band D

## 5 BEDROOM DETACHED VILLA

Spacious Accommodation | Front, Rear and Side Gardens | Shower Room | WC | Dining  
Room | Double Bedrooms | Log Burner | Utility Room | EPC - E



Arrange a viewing: 01555 661435  
[www.morisonandsmith.com](http://www.morisonandsmith.com)









# ‘School House’, Main Street, Forth, ML11 8AE

The ‘Schoolhouse’ is an extended five bedroom, four public room property in the popular village of Forth. The accommodation consists of living room, kitchen, utility room, dining room, sitting room, study, five double bedrooms, three bathrooms, LPG and electric central heating, double glazing throughout, front, rear and side gardens and a single garage. EPC- E

The welcoming entrance hallway provides access to the living room, study, dining room, under stair cupboard and stairway to upper floor.

The well-proportioned living room has a large front facing bay window and feature log burning fireplace.

The dining room has a side facing window and period half panelled walls. The central heating boiler is located here. An archway provides access through to the kitchen.

The kitchen is a good selection of wall and base units with contrasting worktop over and tiled splashback, a side facing window provides natural light. A further door leads to the utility room.

The convenient utility room provides an area for laundry away from the kitchen. The side garden can be accessed from here as well as the downstairs WC. The WC consists of toilet and wash hand basin.

The study has traditional alcove storage and panelling to the lower walls, a side facing window which provides natural light. An archway provides access to a sitting room which is currently used as a further downstairs bedroom. The sitting room has French doors which open up to the rear patio.

The upper landing provides access to five bedrooms, a family bathroom and a separate shower room.

The primary bedroom is a good sized double which has dual aspect windows to the front and side and built-in wardrobes.

Bedroom two is side facing with traditional panelling to the walls. Bedroom three and four are located in the extension and are rear facing. These are separated by the shower rooms. Bedroom five is a front facing, triangular shaped room situated above the entrance hallway.

The front garden is mainly laid to mono-bloc which leads up to a single garage with a further storage shed behind. The side garden houses the LPG tank. The enclosed mature rear garden is made up of a large patio with steps leading down to a generous area of lawn which is bordered by mature trees and shrubs.

Accommodation:

Livingroom – 5.91m (at longest point) x 4.35m

Study – 4.46m x 2.94m

Sitting room – 4.02m x 3.87m

Dining room – 3.79m x 2.12m

Kitchen – 4.45m x 2.33m

Utility room – 3.18m x 1.48m

Primary bedroom – 4.40m x 4.95m

Bedroom 1 – 4.40m x 3.06m

Bedroom 2 – 3.54m (at longest point) x 3.95m

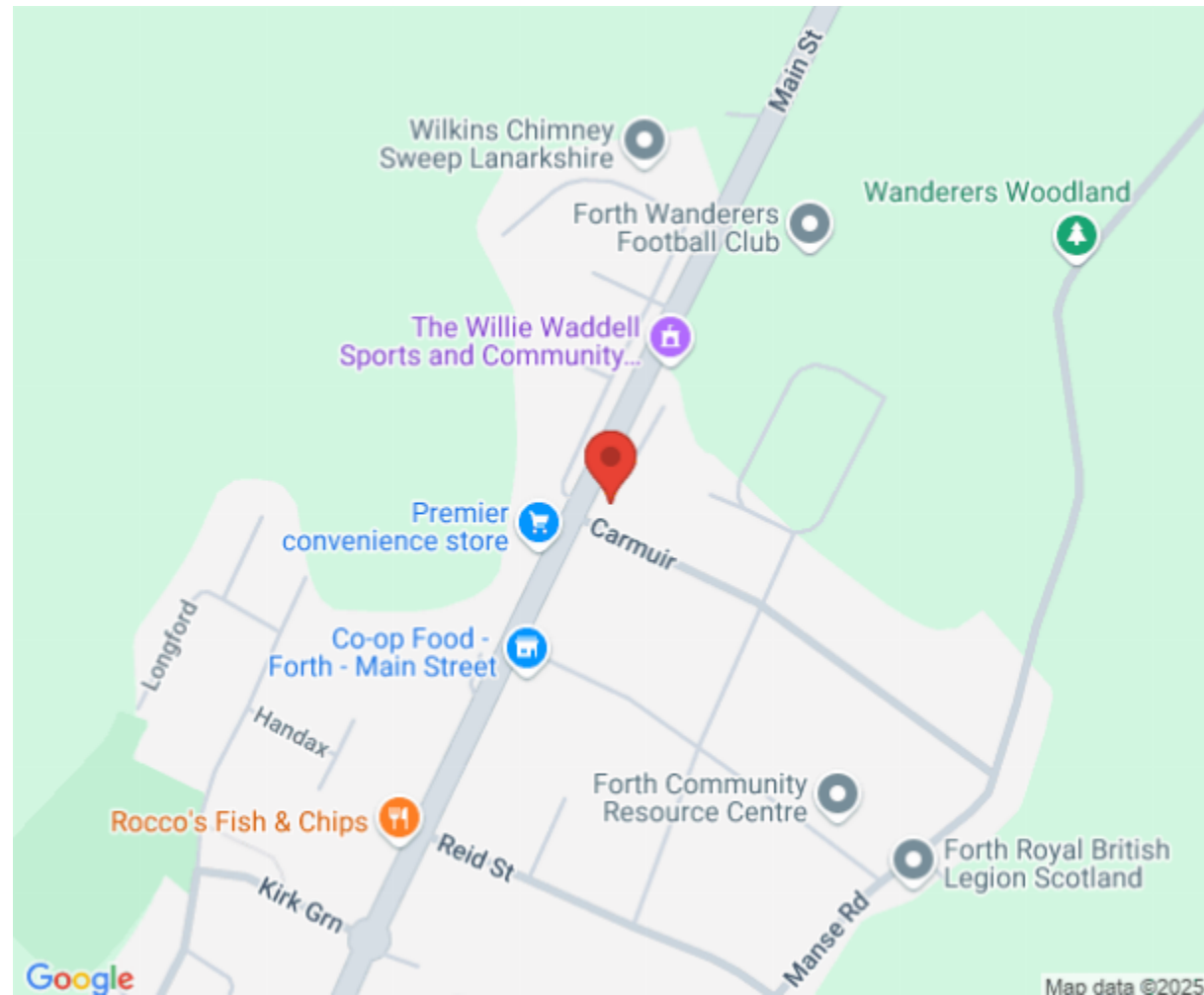
Bedroom 3 – 3.95m x 3m

Bedroom 4 – 3.3m (at longest point) x 3.28m (at longest point)

Family bathroom – 2.8m x 2.2m

Shower room – 2.63m x 1.88m





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

61 High Street, Lanark, ML11 7LN  
Telephone: 01555 661435 - Fax: 01555 666869  
Email: [estates@morisonandsmith.com](mailto:estates@morisonandsmith.com)  
Website: [morisonandsmith.com](http://morisonandsmith.com)

#### 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.