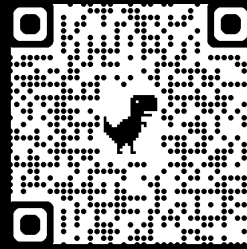


FOR SALE

OFFERS OVER
£195,000



Scan for more information



Lesmahagow

Douglas Avenue
ML11 0ND

Council Band D

2 BEDROOM DETACHED BUNGALOW

Beautifully Presented Throughout | Living Room | Stylish Fitted Kitchen | Dining Room |
Shower Room | Two Bedrooms | Modern Fitted WC | Driveway & Gardens | Sought After

Location | EPC - C



Arrange a viewing: 01555 661435
www.morisonandsmith.com





Douglas Avenue, Lesmahagow, ML11 0ND

Two bedroom detached bungalow situated in popular commuters village of Lesmahagow. This property offers potential buyers spacious accommodation over one level comprising of; entrance hallway, cloak room, living room, kitchen, shower room, two double bedrooms, dining room, and conservatory. Further benefits include; front rear and side gardens, driveway, gas central heating and double glazing throughout. EPC - C

The property is entered from the front into the welcoming entrance hallway, which gives access to a convenient WC and the living room.

The generously proportioned living room has dual aspect windows to the front and side allowing for plentiful natural light, the kitchen and hallway are accessed from here.

The modern shaker style fitted kitchen has a good selection of wall and base units finished in dove grey. There is also an integrated four ring gas hob, oven, microwave, fridge freezer and washing machine.

The main hallway provides access to a storage cupboard, which houses the boiler, two double bedrooms and the dining room which leads to the conservatory.

The fully tiled modern shower room consists of white WC wash hand basin, quadrant shower, and storage cupboards.

The rear facing primary bedroom is a double sized room with twin sliding wardrobes and features a large window allowing for natural light.

Bedroom two is located in the converted former garage and is also a spacious double bedroom with ample storage space and a front facing window.

The walk-through style dining room has ample space to comfortably sit four people and provides access into the conservatory.

The rear facing conservatory is suitable for use all year round and an external door provides access to the rear patio and garden.

The rear garden is mainly laid to stone chip with paving slab patio. To the side of the property is a mono blocked driveway which can comfortably be used for two vehicles. The front gardens are laid to lawn.

Living room – 5.37m x 3.00m

Kitchen – 3.41m x 2.69m

Dining Room – 2.28m x 3.09m

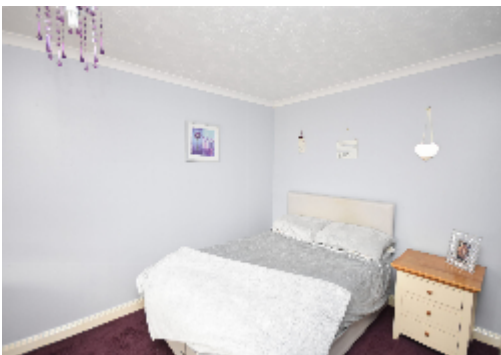
Conservatory – 3.42m x 2.70m

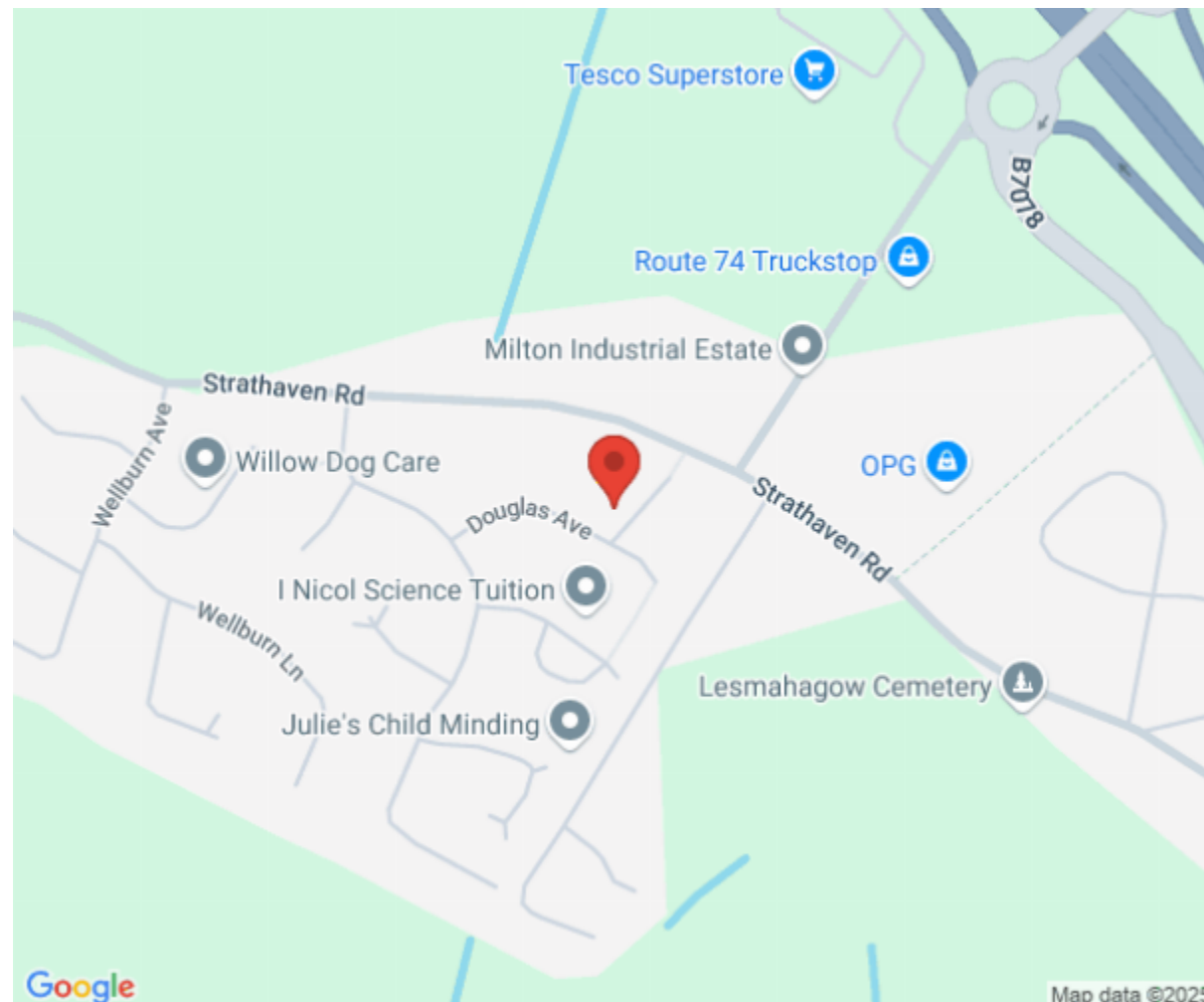
Shower Room – 1.90m x 1.71m

WC – 1.28m x 1.27m

Bedroom – 4.84m x 2.55m

Bedroom – 3.33 m x 3.01m





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

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Telephone: 01555 661435 - Fax: 01555 666869
Email: estates@morisonandsmith.com
Website: 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.