



**Detached Bungalow**  
**40 Anstruther St, Law, ML8 5JG**



**McSparran McCormick**  
SOLICITORS, NOTARIES & ESTATE AGENTS







## DESCRIPTION & LOCATION

This modern detached bungalow offers all on the level accommodation suitable for younger and older purchasers alike.

The property is accessed from the side driveway, with the L-shaped entrance hall providing direct access to all apartments. There is a spacious living room with feature fireplace and large window overlooking the front garden. The kitchen is well fitted out with a range of base and wall mounted storage units, incorporating worktop surface areas, stainless steel sink and drainer, as well as a range of integrated appliances.

There is a double bedroom with full length fitted wardrobes and a smaller second bedroom with French doors leading directly to the rear garden. The second bedroom could alternatively be used as a formal dining room. There is a wet room with modern low level WC and pedestal wash hand basin installed.

The property further benefits from having gas central heating and double glazing. Externally, there is an lawned area of garden to front and a slabbed driveway providing off street parking and access to a car port. A further substantial area of private garden ground to rear is mainly laid in lawn, with a feature raised patio adjacent to the house. There is also a greenhouse situated within the rear garden.

The property is located within the increasingly popular village of Law, which offers a range of local shops and a modern primary school. Law is also well positioned for accessing the nearby the nearby towns of Wishaw, Carluke, Motherwell and Lanark, as well as the scenic Clyde Valley with its popular garden centres. By car the nearby M74 provides access to the south and to both Glasgow and Edinburgh via the M8.

## MEASUREMENTS

ENTRANCE HALL

LIVING ROOM

KITCHEN

BEDROOM ONE

BEDROOM TWO

WET ROOM

17'0" x 11'5"

9'2" x 8'4"

11'5" x 11'3"

8'4" x 8'2"

6'4" x 5'1"

## EPC

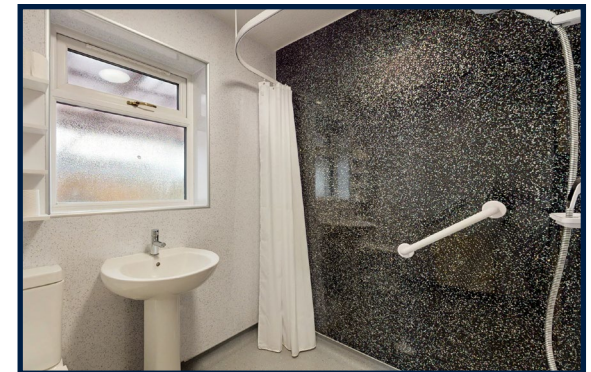
Band D

## VIEWING

McSparran McCormick 0141-248-7962

## DATE OF ENTRY

Negotiable

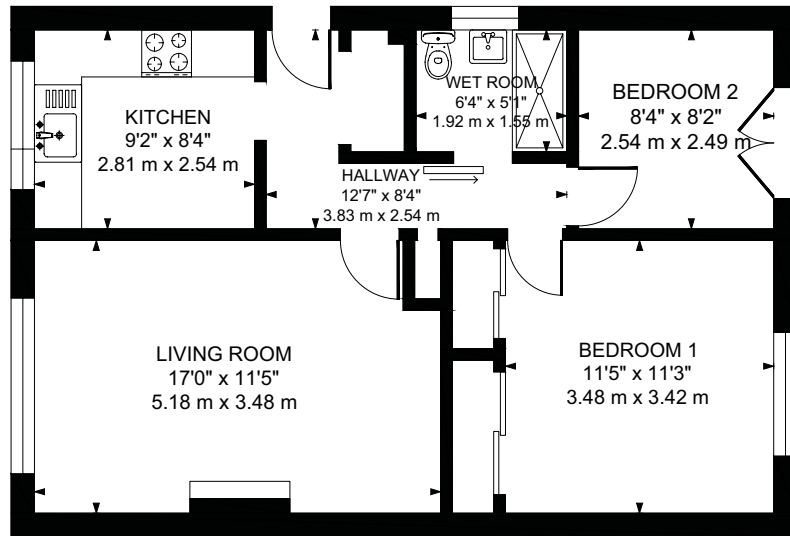


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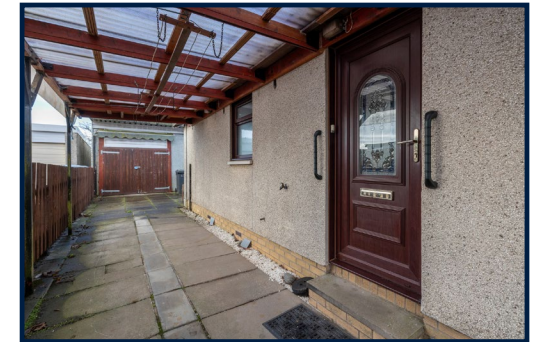
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GROSS INTERNAL AREA  
 FLOOR 1 : 626 sq ft - 58 sq m  
 TOTAL : 626 sq ft - 58 sq m

SIZES AND DIMENSIONS APPROXIMATE, ACTUAL MAY VARY.

Produced by Plushplans



**espc**

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