



RESIDENCE

22 Colebrooke Terrace, Abington, ML12 6SB

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## 2 Bedrooms | 2 Public Rooms | 1 Bathrooms



This lovely two-bedroom detached bungalow sits amidst well-kept and low maintenance gardens and offers accommodation which is all on one level. The property is located within the small village of Abington at the southern edge of the Clyde Valley.

The property was built in the mid 1980's and offers well-proportioned rooms which are bright, airy and neutrally decorated. The internal layout comprises; vestibule, reception hallway with storage cupboard, large living room with four large, fantastic windows that allow maximum light flow in to the front of the property. Two double bedrooms which both have built in wardrobes, shower room with WC & basin. Dining room and a fitted kitchen which provides access into the sunroom and then to the back garden. The property is in fantastic condition both inside & out but someone may look to modernise and put their own touch to this fantastic bungalow.

Externally the driveway extends the full length of the front of the property and you can access the back of the property from both sides. The single garage has access from the front and rear of the property too.



Located in the small attractive semi-rural village of Abington. The village itself has a local general store, post office and also benefits from having a modern built primary school, a wider range of facilities and amenities. Situated near the M74 making it ideal for commuting to Edinburgh and Glasgow and the small market towns of Biggar and Lanark which are approximately 15 miles away, both offer a wide range of shops, entertainment, recreation facilities, primary and secondary schools.

968.00 sq ft | EER = F





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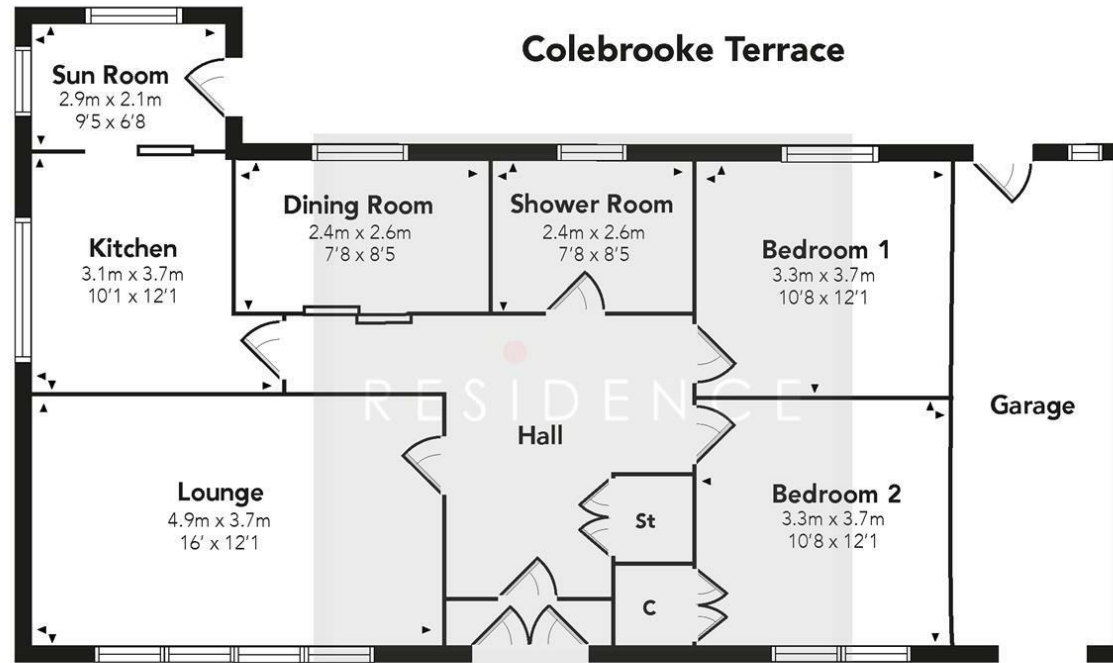




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Viewing by appointment with Residence Lanark  
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Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements.

Produced by Plush Plans Ltd

We believe these details to be accurate; however, they do not form any part of a contract. Fixtures and fittings are not included unless specified in the enclosed. Photographs are for general information and it must not be inferred that any item is included for sale with the property. All distances and measurements are approximate. Floorplans may not be to scale and are for illustration purposes only.