



16 Libberton Mains  
Libberton, Carnwath, ML11 8FG

Offers over £279,995





Deceptively spacious five bedroom mid terraced property situated in a quiet cul-de-sac on the outskirts of the picturesque village of Libberton. Libberton Mains is positioned well for individuals who are looking for rural living in the countryside yet offers easy access to both Glasgow and Edinburgh.

Set over two levels the property offers generous accommodation throughout with the ground floor comprising of a welcoming entrance hallway with built in storage for coats and shoes, a convenient WC and a bright and spacious lounge with log burning stove, providing an attractive focal point to the room. The lounge flows seamlessly through to the magnificent dining kitchen, which is the hub of this home. The kitchen has been fitted with a range of high-quality appliances including; a fridge/ freezer, a mid-height double oven, ceramic hob and extractor hood. The dining area benefits from French doors giving access to the rear garden. Adjacent to the kitchen is the utility which provides further space for appliances. The ground floor is complete with two generously sized bedrooms, one of which benefits from a walk-in wardrobe.

The upper level offers a stylish family bathroom and three double bedrooms, two of the bedrooms have built in storage and the master bedroom has the added luxury of a modern ensuite shower room.

Externally, there is a chipped garden to the front of the property and the enclosed rear garden comprises of an astro-turf lawn, a chipped drying area and a lovely decked patio. There is a communal area to the front providing ample off-street parking.

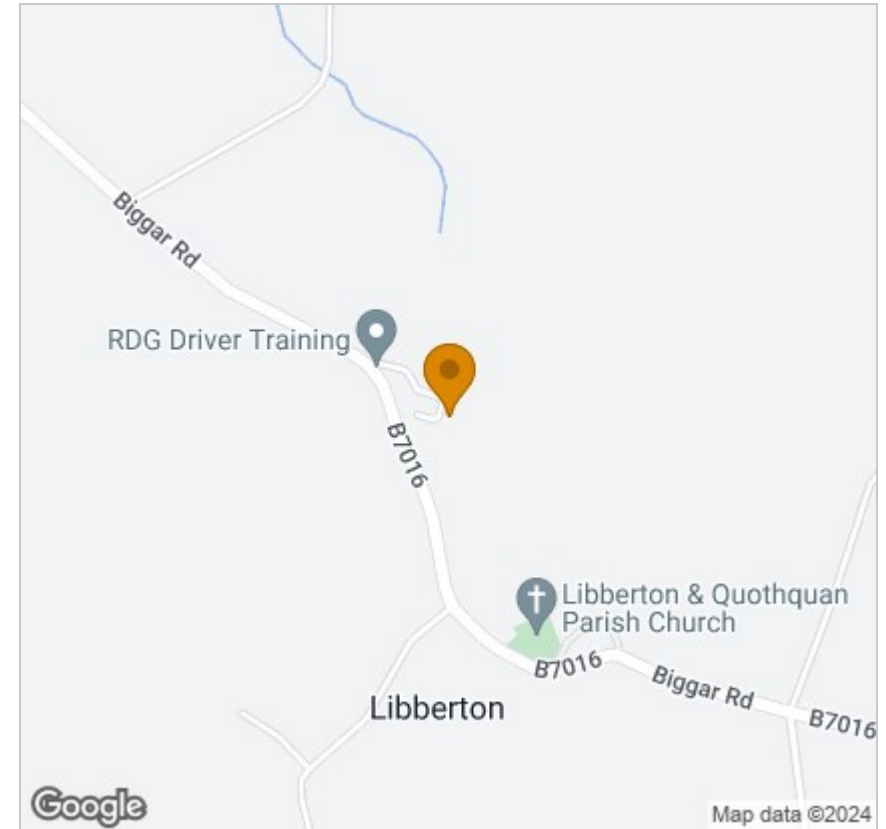




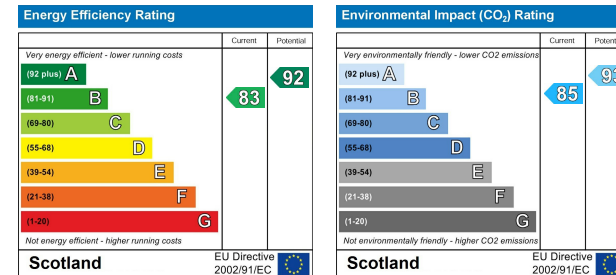
**TOTAL: 166 m<sup>2</sup>**  
 FLOOR 1: 104 m<sup>2</sup>, FLOOR 2: 62 m<sup>2</sup>  
 EXCLUDED AREAS: BAY WINDOW: 1 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

## Viewing

Please contact our AB Properties Office on 01555 660077 if you wish to arrange a viewing appointment for this property or require further information.



## Energy Efficiency Graph



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