

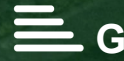


AB Properties



15 The Loaning
, Douglas, ML11 0QE

Offers over £98,000







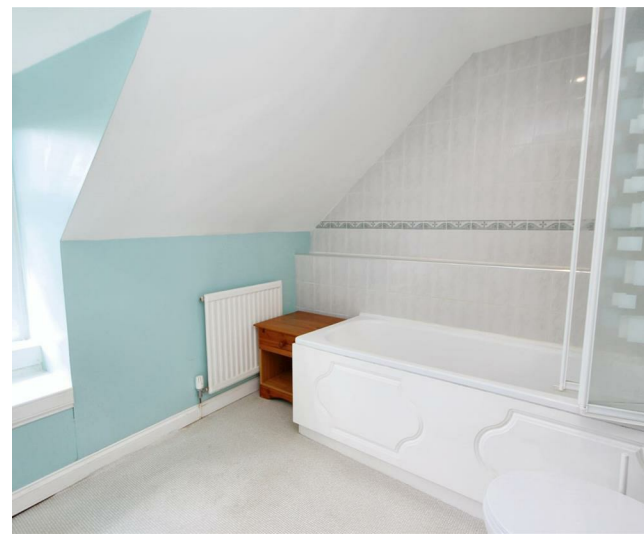
Well-presented two-bedroom detached cottage situated within the idyllic village of Douglas.

This beautiful traditional home boasts generous accommodation arranged over two levels with the ground floor comprising of a welcoming entrance vestibule, a convenient utility room, and a formal dining room or second sitting room. There is also a well-appointed kitchen, and a spacious lounge. A hidden staircase gives access from the lounge to an upper hallway with large, mirrored storage cupboards, a three-piece bathroom with shower over bath, and two double bedrooms with feature coombed ceilings and velux windows.

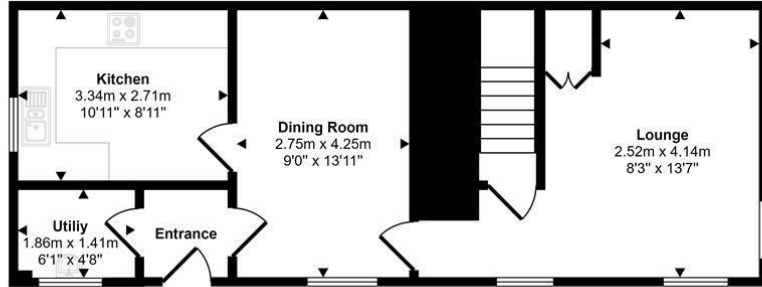
Additionally, the cottage benefits from wet electric heating and double glazing.

There is a single monoblocked driveway to the side of the property.

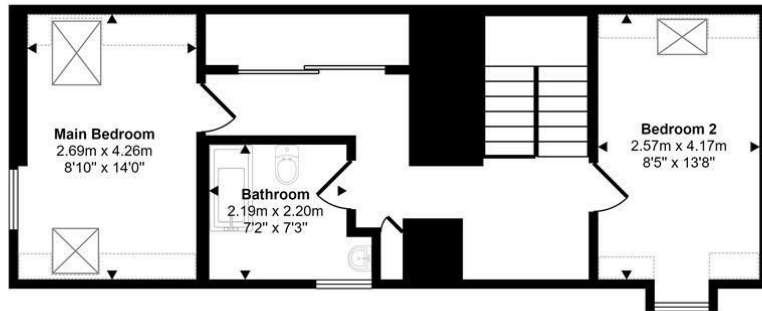
Douglas is a semi-rural village offering local services including a post office, shop, butchers, an ATM, primary school and a popular coffee shop. Douglas is located on the south bank of the Douglas Water and on the A70 road that links Ayr, on the West coast of Scotland, to Edinburgh on the East, around 12 miles south west of Lanark.



Approx Gross Internal Area
100 sq m / 1075 sq ft



Ground Floor
Approx 50 sq m / 534 sq ft



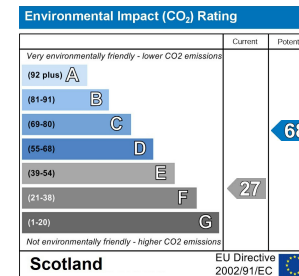
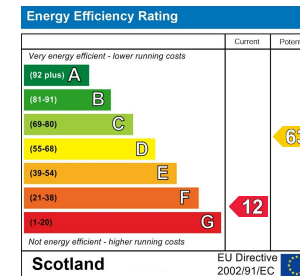
First Floor
Approx 50 sq m / 541 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Graph



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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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