



AB Properties



7 Pretoria Court
, Coalburn, ML11 0DY

Offers over £134,995



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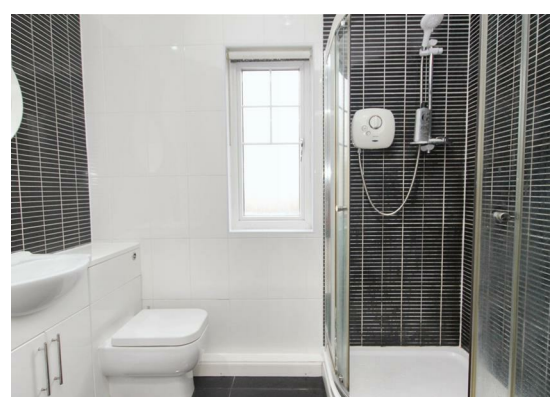
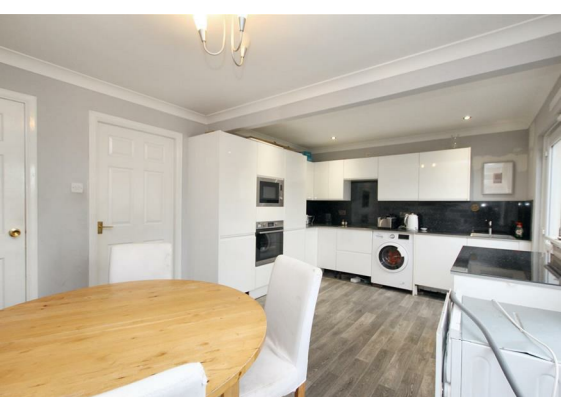
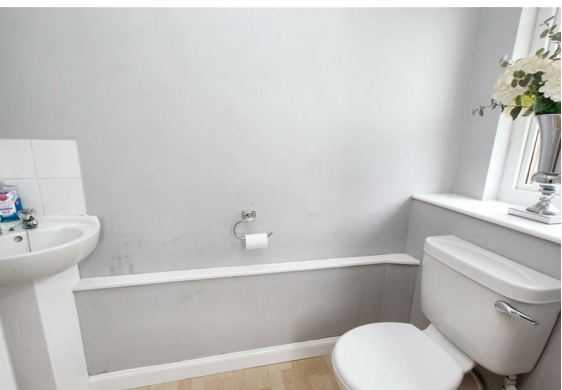
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Situated within a popular residential area in Coalburn is this well-presented three bedroom semi-detached villa.

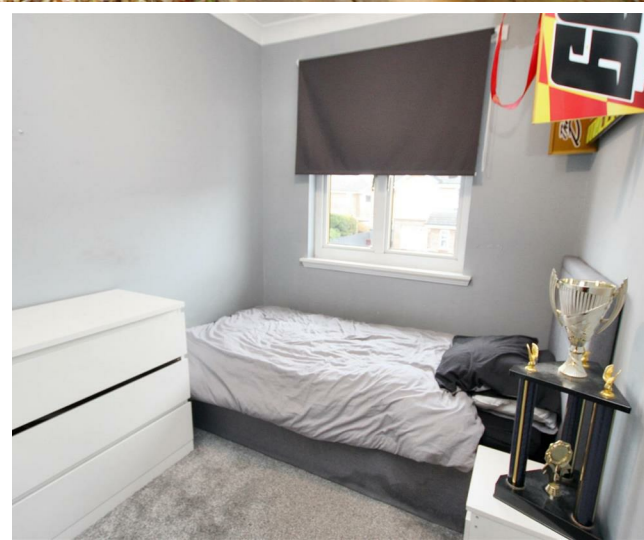
Set over two levels the property boasts generous accommodation throughout with the ground floor comprising of a welcoming entrance hallway, a convenient WC, a bright and spacious lounge and a dining kitchen with French doors giving access to the rear. The kitchen has been fitted with a range of appliances including a mid-height microwave, oven and a ceramic hob.

The upper level comprises of a stylish family bathroom with shower over the bath and three generously sized bedrooms which all benefit from fitted storage. The master bedroom has the added luxury of an ensuite shower room.

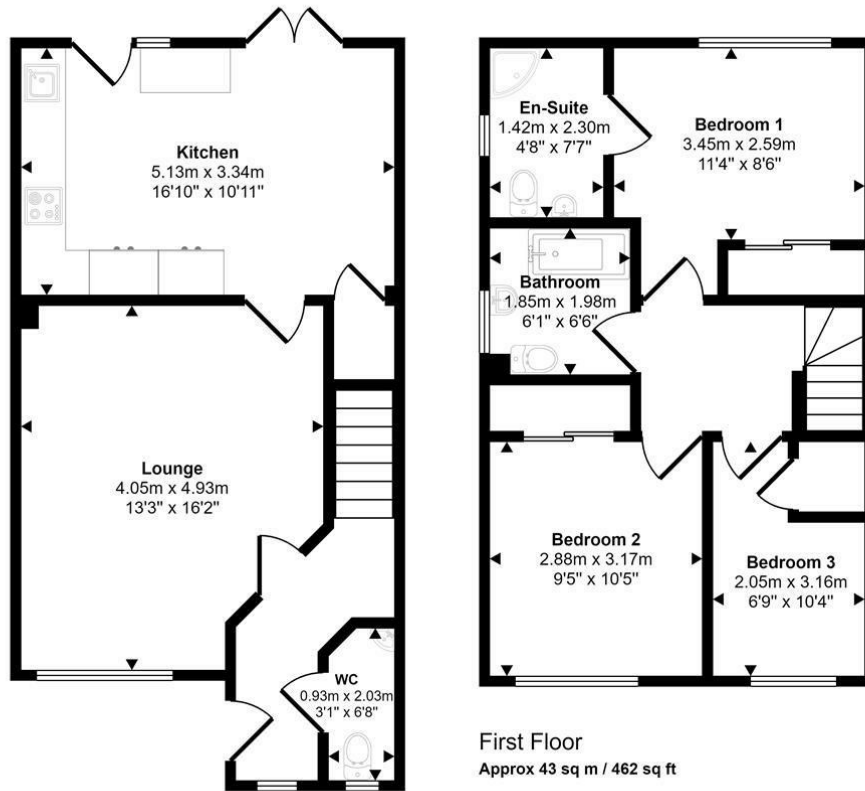
Further benefits include electric storage heating and double glazed windows are installed throughout.

Externally there is a monoblock to the side of the property which provides access to a detached garage. To the front the garden has been laid to lawn and the rear garden comprises of a chipped drying area, a low-maintenance paved area and a lovely decked patio area.

Coalburn is a small village set on the outskirts of Lesmahagow. The village offers several local amenities including a primary school, shop and pub. Situated close by the public Hollandbush golf course. The village of Lesmahagow offers a wide range of amenities including a newly opened Tesco Superstore, fuel stations, post office, two banks and a wide variety of additional professional services. There are two primary schools and the recently constructed Lesmahagow High School hosts the Lesmahagow Sports Facility, which is a multipurpose sports and leisure centre. There is also private schooling available at Hamilton College in Hamilton.



Approx Gross Internal Area
89 sq m / 960 sq ft

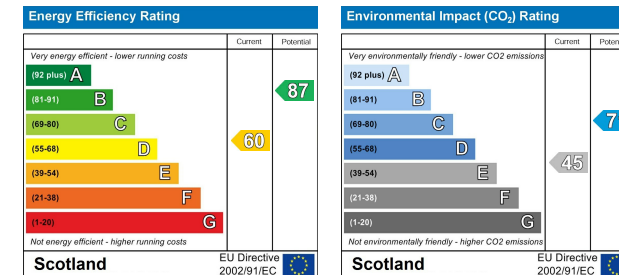


Ground Floor
Approx 46 sq m / 497 sq ft

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.

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