



AB Properties



172 New Trows Road
Lesmahagow, Lanark, ML11 0ER

Offers over £148,995







Positioned on an elevated plot within a sought address in Lesmahagow is this traditional one-bedroom detached cottage.

Accommodation comprises of a welcoming entrance hallway, a stylish four-piece bathroom with vanity sink unit and multi jet power shower, a generously sized double bedroom with fitted wardrobes, and a bright and spacious lounge with log burning stove, providing an attractive focal point to the room. The accommodation is complete with a modern kitchen and a second sitting / dining room which gives access to the rear gardens. The kitchen has been fitted with a range of high-quality appliances including a fridge-freezer, dishwasher, gas oven, extractor hood and a mid-height microwave and oven.

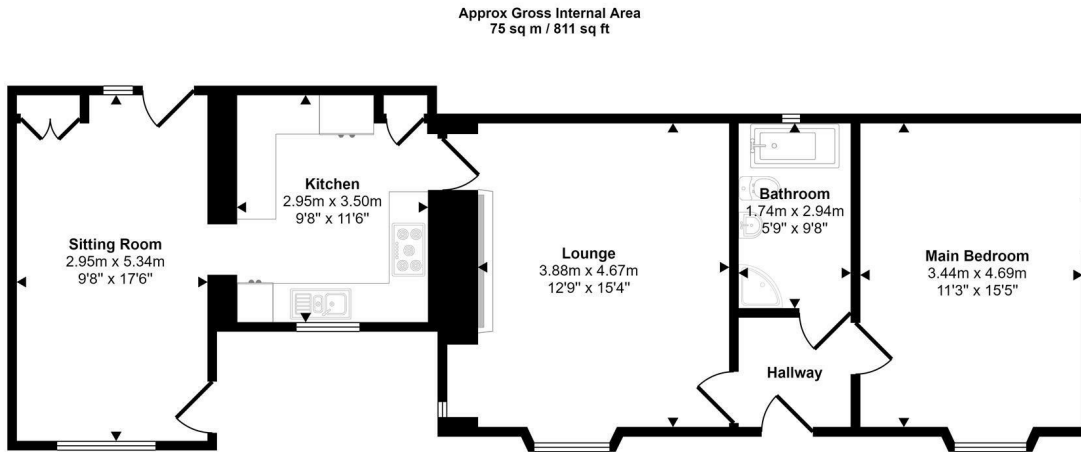
Further benefits include gas central heating and double glazing are installed throughout.

Externally, there is an attractive paved area to the front of the property whilst to the rear, there are fully enclosed split-level gardens which have been landscaped with a large lawn and a timber decked patio area. A summer house and large storage shed complete this lovely garden.

Lesmahagow itself is a wonderful and thriving village community. It is well served with two primary schools and a high school. Locally there are play parks and outdoor areas for walks and socialising. There are many thriving community groups and areas of historical interest, as well as a number of local shops on the main street of Abbeygreen. A large Tesco supermarket is a short drive away. The village also benefits from a host of local restaurants, bars and take-away food retailers.

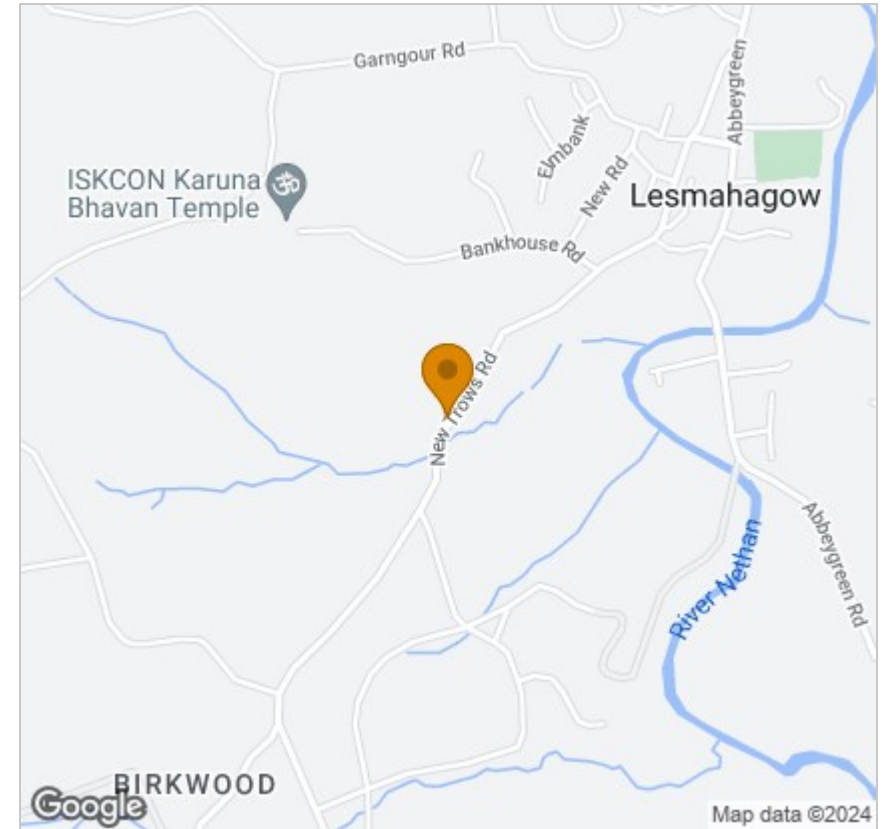
Whilst the property is in a village setting, it is within easy reach of the M74 motorway, and a regular bus service provides links to the nearby shopping towns of Lanark, Larkhall, Hamilton and Motherwell.



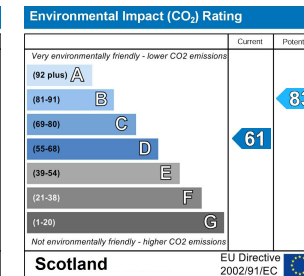
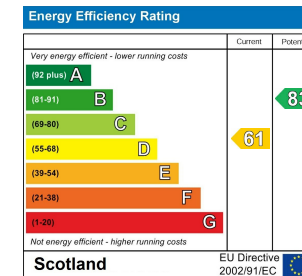


Floorplan

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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