



AB Properties



14 Shoulderigg Road
, Coalburn, ML11 0EL

Offers over £209,995







Beautifully presented detached bungalow in a quiet residential area of Coalburn.

The property is immaculate throughout and offers flexible accommodation set over one level comprising of; a welcoming entrance vestibule and hallway, a bright and spacious lounge which boasts a beautiful open outlook and has French doors which lead to a well-appointed dining kitchen, three sizable double bedrooms and a lovely four-piece family bathroom suite.

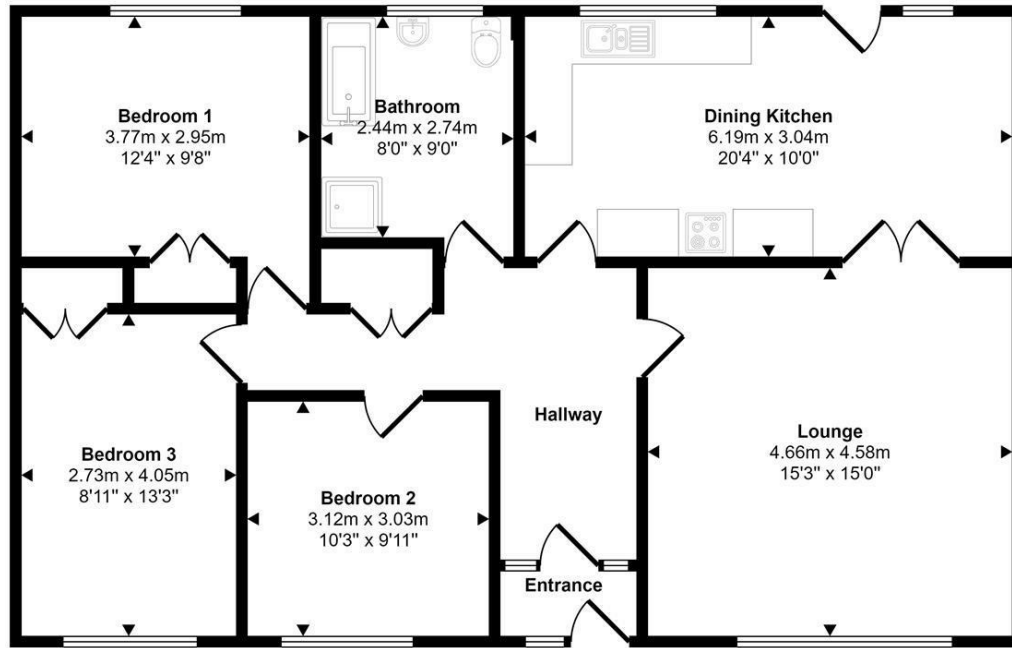
Triple glazing and LPG fired central heating are installed throughout the property, and fitted storage can be found in two of the bedrooms and in the hallway.

There are generous and beautifully manicured garden grounds surrounding the property which have been landscaped with a lovely blend of lawn, colourful flower beds, patio paving and decorative stone chipping. The rear gardens are fully enclosed and provide a good degree of privacy. A large driveway to the side of the property provides ample off-road parking.

Coalburn is an idyllic village set on the outskirts of Lesmahagow. The village offers sufficient local amenities including a primary school, shop and pub. Coalburn is only short drive from the M74 motorway, and gives easy access to transport links to the nearby shopping towns of Lanark, Larkhall, Hamilton and Motherwell, as well as onward travel to the cities of Edinburgh and Glasgow



Approx Gross Internal Area
98 sq m / 1059 sq ft

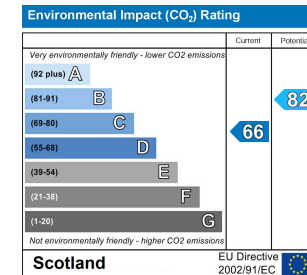
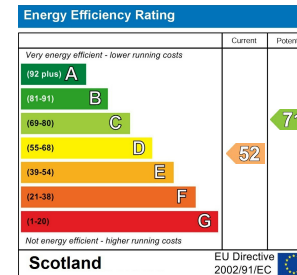


Floorplan

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.

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.

19 Bannatyne Street, Lanark, Lanarkshire, ML11 7JR
Tel: 01555 660077 Email: admin@ab-properties.co.uk ab-properties.co.uk