



AB Properties



30 Merlindale
Forth, ML11 8DX

Offers over £105,000



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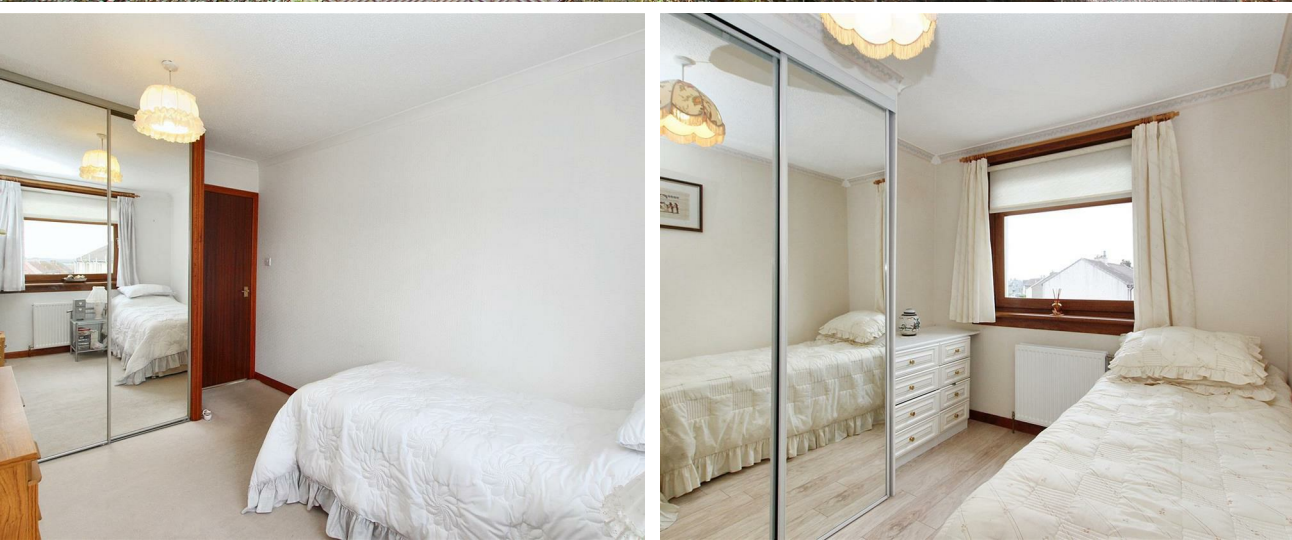
Immaculately presented three-bedroom end-terraced villa situated within a popular residential area in the village of Forth, only a few miles from the larger towns of Carluke and Lanark.

The property boasts generous accommodation arranged over two levels with the ground floor comprising of a welcoming entrance vestibule, a spacious lounge with a feature fireplace, a large storage cupboard and a lovely open staircase to the upper level. There is also an open-plan dining kitchen and a rear vestibule. Upstairs offers a landing with more storage, a contemporary shower room, and three generous bedrooms with fitted wardrobes.

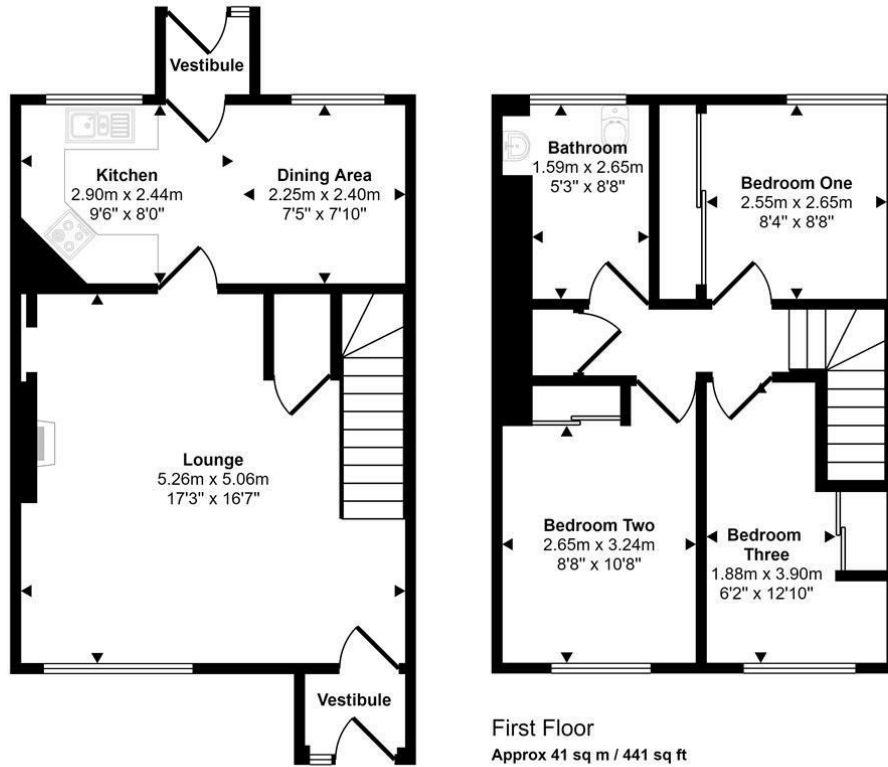
Additionally, the property benefits from oil central heating and double glazing.

Externally there is a chipped garden to the front and an extensive monoblocked driveway to the side, leading to a large timber garage. The rear garden is paved with a timber shed.

Forth is an idyllic village located only a short drive from the larger towns of Lanark and Carluke. Livingston, with its great shopping centres, is only a twenty minute drive. Edinburgh City Bypass is only a thirty minute drive, giving access to East Central Scotland. The M74 is only a twenty minute journey giving access to Glasgow and the West of Scotland.



Approx Gross Internal Area
84 sq m / 909 sq ft



Ground Floor
Approx 43 sq m / 467 sq ft

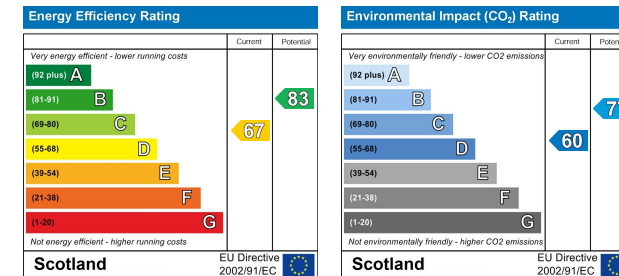
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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

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



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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