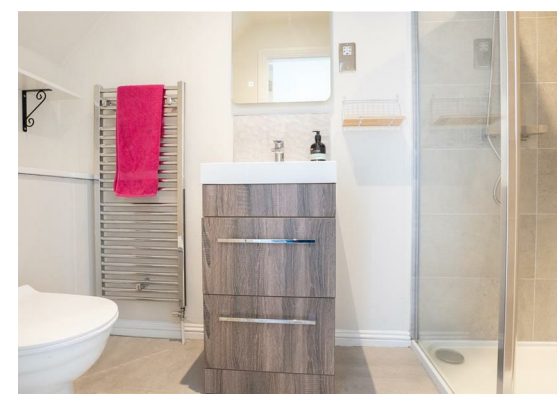




18 Libberton Mains  
, Libberton, ML11 8FG

Offers over £224,995





Deceptively spacious four bedroom mid terraced property situated in a quiet cul-de-sac on the outskirts of the picturesque village of Libberton. Libberton Mains is positioned well for individuals who are looking for rural living in the countryside yet offers easy access to both Glasgow and Edinburgh.

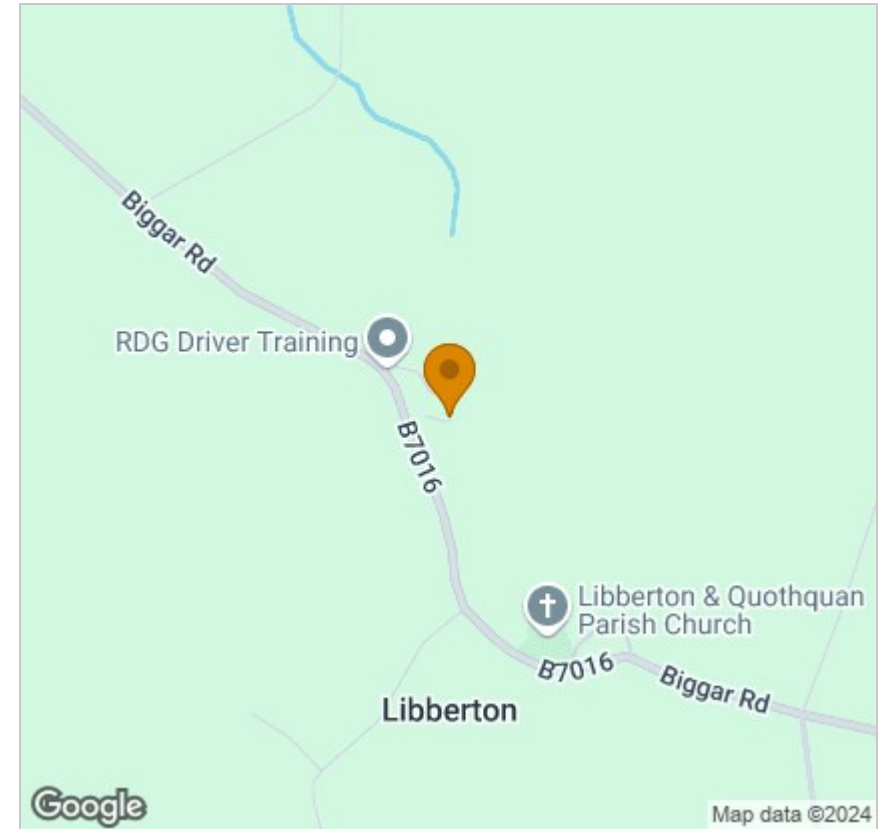
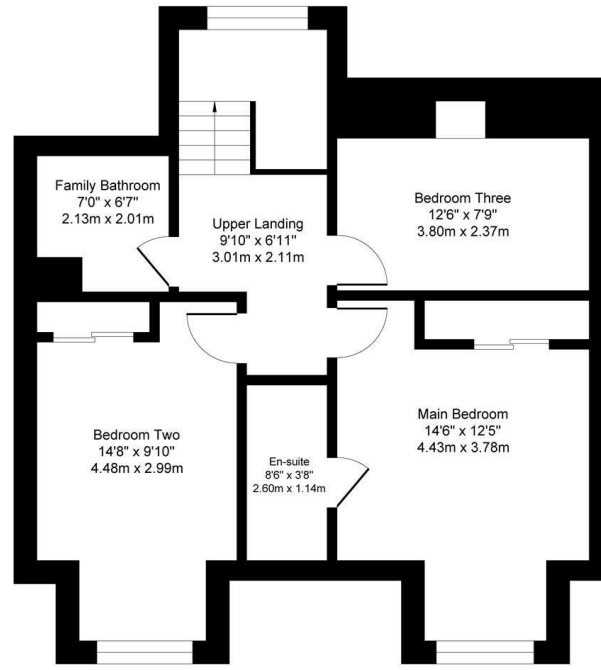
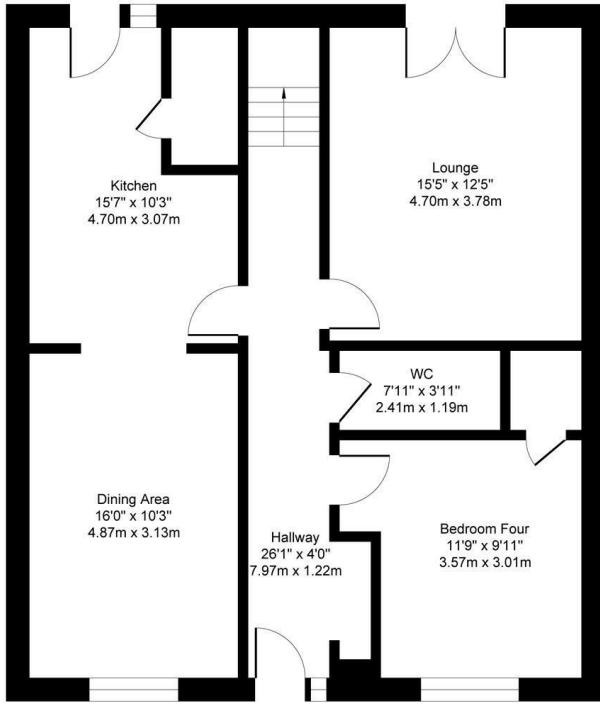
Set over two levels the property offers generous accommodation throughout with the ground floor comprising of a welcoming entrance hallway, a convenient WC, a bright and spacious lounge with feature fireplace providing an attractive focal point to the room, and a beautifully finished kitchen which is open to a family dining area. The kitchen has been fitted with a range of high-quality appliances including; a fridge/freezer, mid-height electric oven, washing machine, dishwasher, ceramic hob and extractor hood. The ground floor is complete with a generous double bedroom with built in storage.

Central heating is supplied by an air source heat pump, and double glazing is installed throughout. A large storage cupboard can be found in the kitchen.

The upper level offers a stylish family bathroom and three double bedrooms, two of the bedrooms have built in storage and the master bedroom has the added luxury of a modern ensuite shower room.

Externally, there is a chipped garden to the front of the property and the enclosed rear garden has been landscaped with a neat lawn, and a lovely decked patio. There is a communal area to the front providing ample off-street parking.

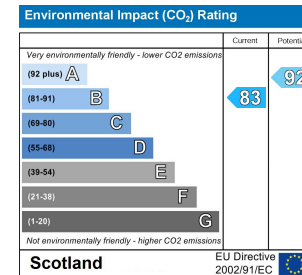
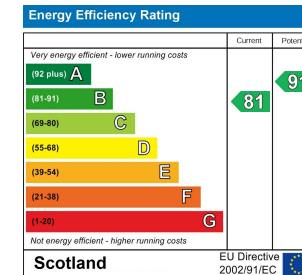




## Viewing

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.

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