



AB Properties



28 The Neuk  
, Forth, ML11 8DR

Offers over £95,000



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Well-presented three-bedroom mid-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 lovely feature open staircase to the upper level, and a modern shower room. There is also a contemporary kitchen with breakfast bar area, and a rear vestibule. The free-standing white goods will be included in the sale. Upstairs offers three double bedrooms two of which have storage cupboards.

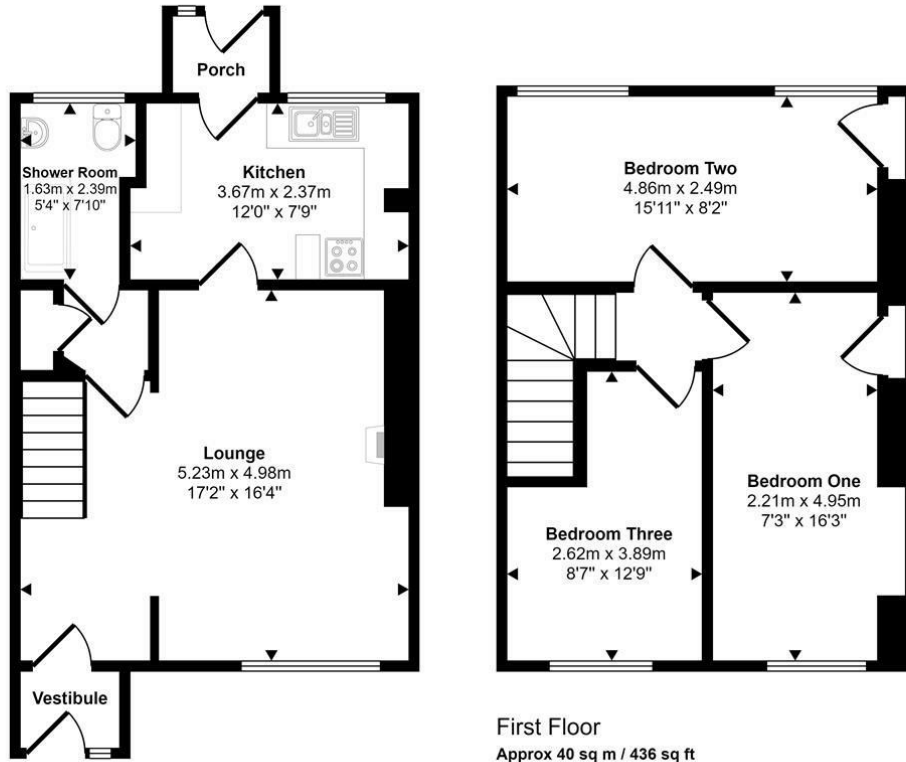
Additionally, the property benefits from oil central heating and double glazing.

Externally there is a monoblock driveway to the front of the property and a private low-maintenance garden to the rear which comprises of a chipped drying area and patio. There is also a large brick outhouse.

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  
83 sq m / 893 sq ft



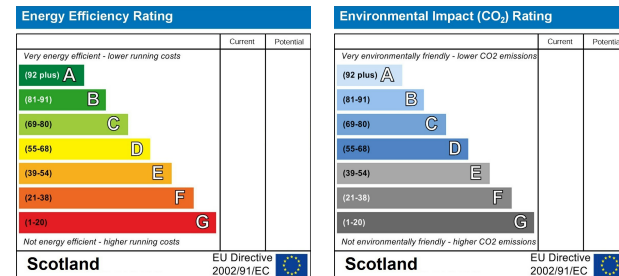
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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