



AB Properties



1 Forrest Lane

, Carstairs, ML11 8QB

Offers over £225,000



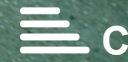
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Deceptively spacious detached villa in a quiet residential area of Carstairs.

This immaculately presented home offers flexible accommodation set over two levels, providing an ideal layout for modern family living. The ground floor greets you with a welcoming entrance hallway, leading to a formal lounge with French doors that open to the spacious kitchen and adjoining utility room. The floor is further complemented by two generously sized double bedrooms and a contemporary family bathroom.

The kitchen is thoughtfully designed with ample storage, work surfaces, and a convenient breakfast bar, offering a perfect spot for informal dining.

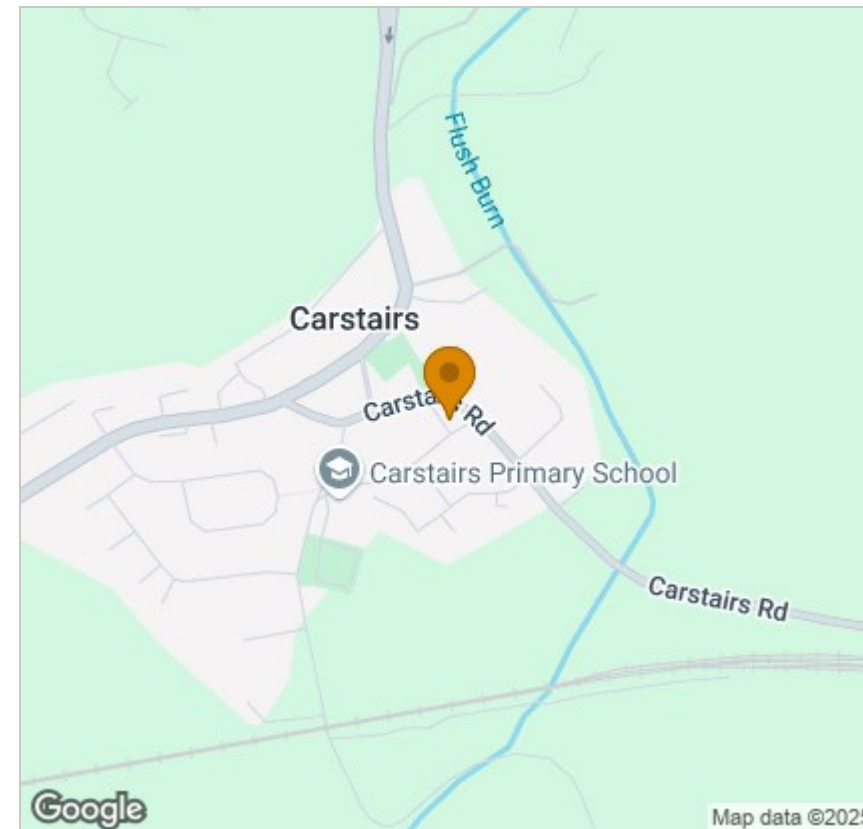
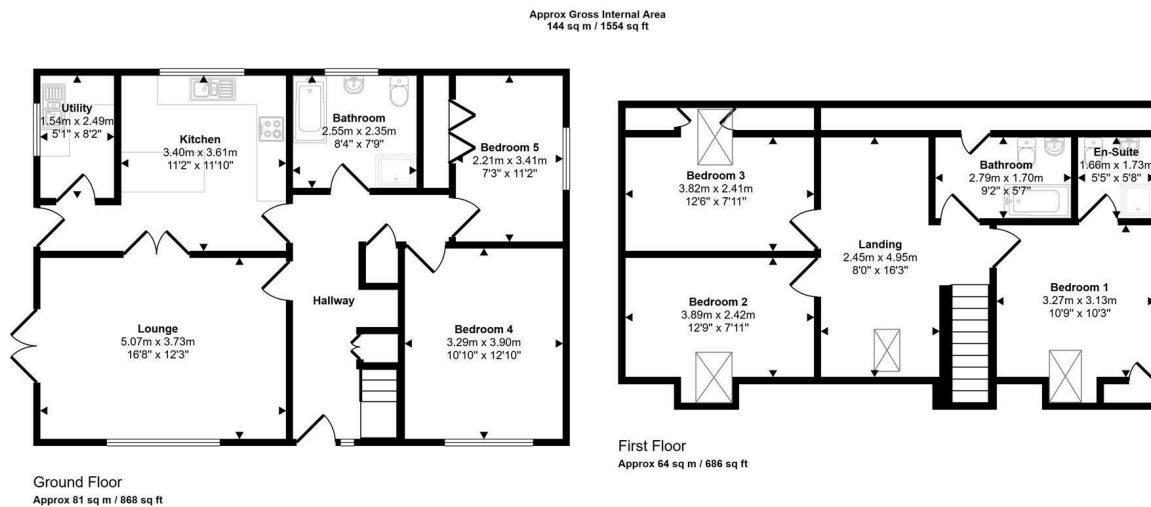
The upper level of this home boasts a welcoming open landing that leads to a spacious master bedroom with its own ensuite shower room. There are two additional generously-sized bedrooms, perfect for family or guests, along with a further, well-appointed family bathroom.

Ample storage can be found throughout, along with double glazing and oil fired central heating.

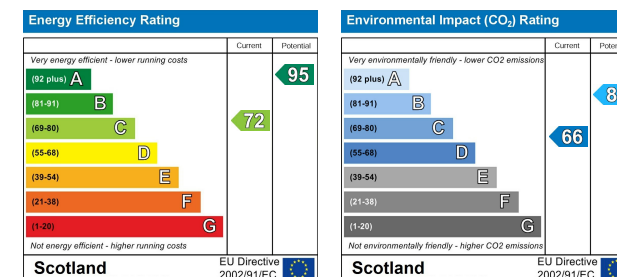
Externally, the property features a fully enclosed, private garden on one side, accessible directly from the kitchen. These gardens are designed for low maintenance, with timber decking and paving. On the opposite side, ample parking is available, ensuring convenience for residents and guests alike.

The property is situated within the idyllic village of Carstairs with local primary school and a selection of shops, including a health centre and pharmacy. Larger towns of Lanark and Biggar are only a few miles away. Edinburgh City Bypass, the M74 and Local train station are all only a short drive away, providing links East and West.





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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