

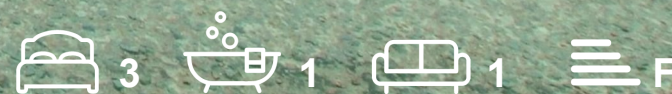


AB Properties



16 Lesmahagow Road
Boghead, ML11 0JA

Offers over £195,000







Rarely available three-bedroom end terraced cottage situated within the idyllic village of Boghead, near the larger town of Lesmahagow.

The property sits on approximately 1/3 of an acre which may interest a variety of buyers; builders, developers and the likes.

The property itself boasts generous accommodation arranged over two levels with the ground floor comprising of a welcoming entrance vestibule and hallway, a spacious lounge with a lovely feature solid fuel stove, a downstairs double bedroom with fitted wardrobes, a well appointed dining kitchen, and a traditional bathroom with shower over bath.

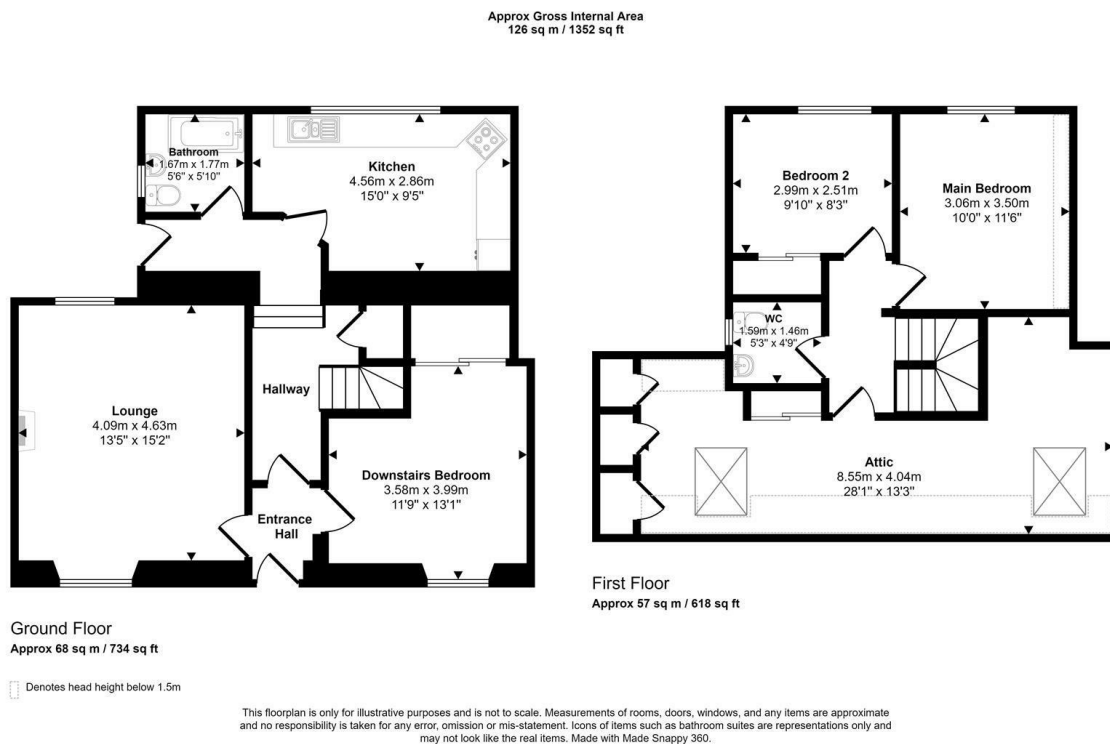
Upstairs offers a convenient wc, two double bedrooms, one of which has fitted wardrobes, and a huge attic space which the current owner have used for many different purposes over the years- a bedroom, an office etc.

Additionally the property benefits from double glazing and electric heating.

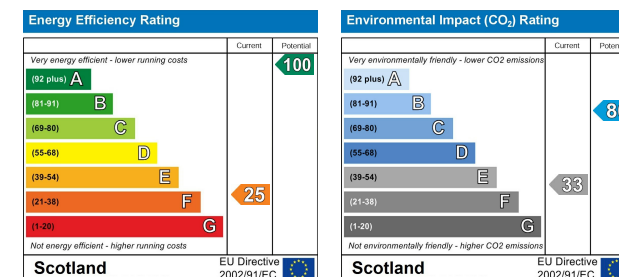
Externally, to the side of the property is a large driveway and various outbuildings. The private rear garden comprises of a drying area, a lovely paved patio a huge field.



Boghead is an idyllic village close to the larger villages of Blackwood and Lesmahagow. Blackwood is a popular residential area and within walking distance of the local amenities in Kirkmuirhill with its shops, bank, sports centre, and two primary schools. Blackwood is also close to Larkhall which has further amenities, a Golf Course, and a bowling green. Blackwood is situated only minutes from the Clyde Valley tourist route. The area is served by a comprehensive local bus service to all surrounding areas. It is situated close to the M74 Giving access throughout the west and central Scotland and Edinburgh. Lesmahagow is minutes from the M74 motorway for those looking to commute to Glasgow and Edinburgh.



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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