



AB Properties



1 Pleasance Row

Forth, Lanark, ML11 8EP

Offers over £187,500



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Deceptively generous three bedroom end terraced villa situated on the outskirts of the idyllic village of Forth, near the larger towns of Carluke and Lanark.

The property boasts well proportioned accommodation arranged over two levels with the ground floor comprising of a welcoming entrance vestibule, a convenient utility room and a spacious lounge with a lovely feature open staircase to the upper level. There is also a fabulous open plan kitchen and dining area with french doors to the rear garden, a four piece family bathroom and a downstairs bedroom.

Upstairs offers landing with access to two double bedrooms and a master en-suite bathroom. The upper level boasts beautiful coombed ceilings and velux windows.

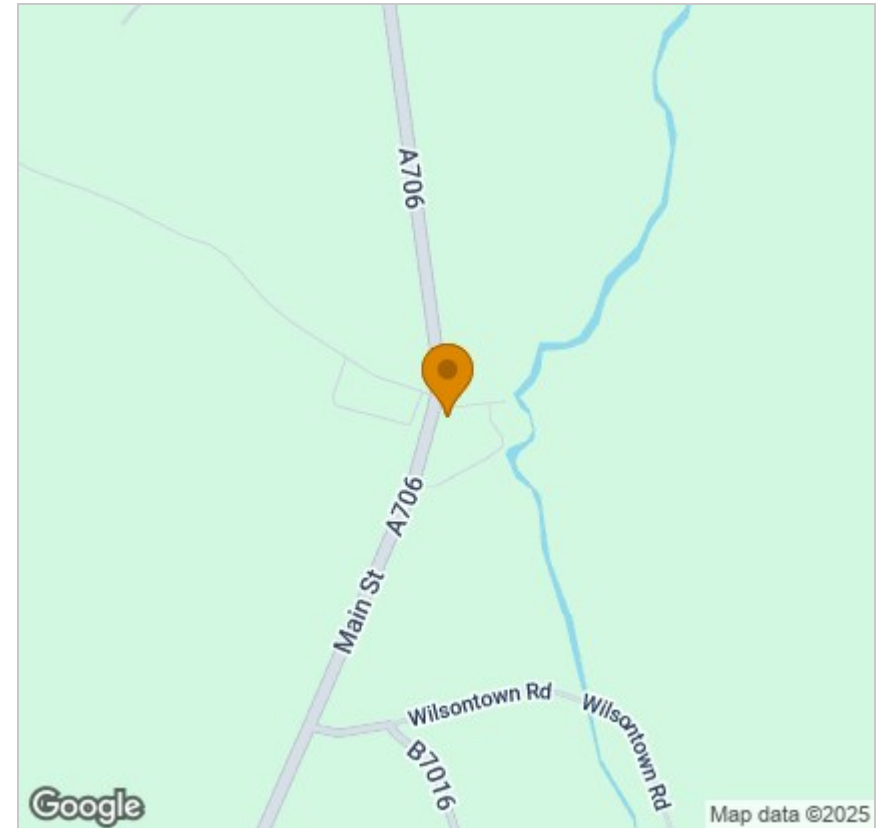
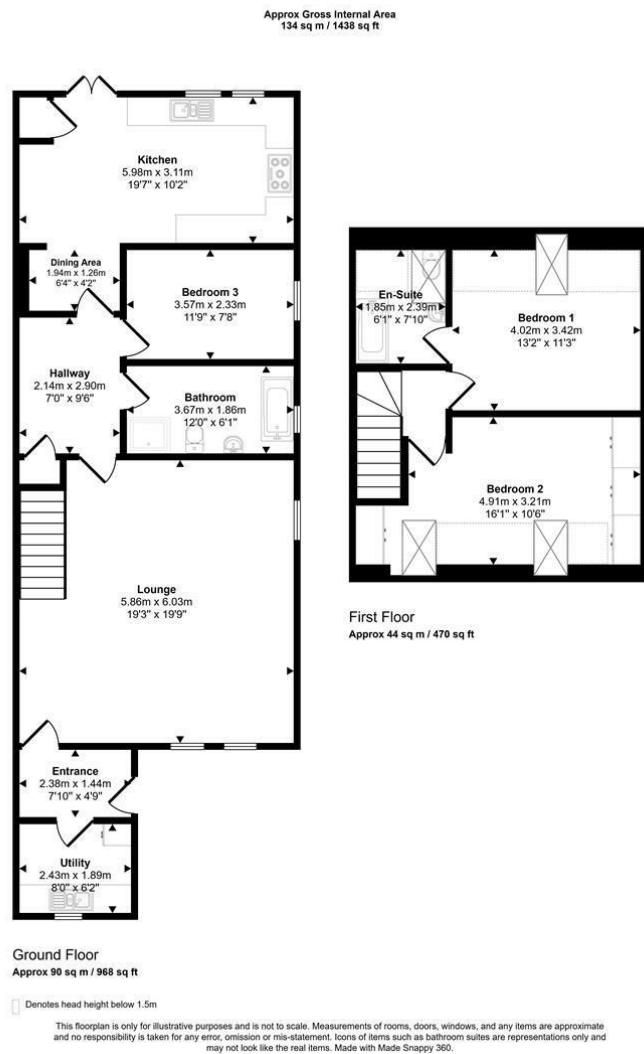
Additionally the property benefits from oil central heating and double glazing.

Externally, to the front of the property is an allocated parking bay for 2 cars. The private rear garden has been landscaped over slit levels to include a lovely monoblocked patio and elevated deck. The property enjoys a beautiful backdrop of rolling countryside.

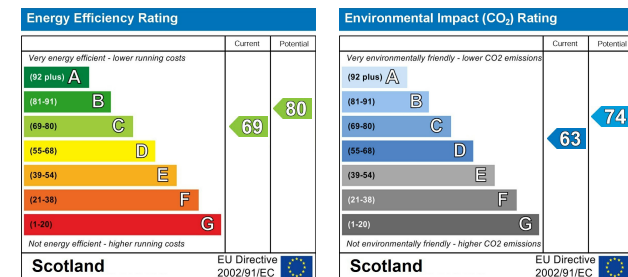
Forth is an idyllic village located only a short drive from the larger towns of Lanark and Carluke. Livingston, with its great shopping centres, is only a twenty minute drive. Edinburgh City Bypass is only a thirty minute drive, giving access to East Central Scotland. The M74 is only a twenty minute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







## 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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