



AB Properties



111 Cloglands
, Forth, ML11 8EH

Offers over £78,000







Situated within a popular residential area in Forth, this two-bedroom mid-terrace house presents a fantastic opportunity for investors, first-time buyers, or small families alike.

The accommodation is set over two levels and comprises of a welcoming entrance hallway with storage cupboard, a spacious lounge open plan to a dining area with patio doors leading to the rear garden, and a fitted kitchen with integrated oven, electric hob, and extractor hood. The upper level offers two generously sized bedrooms, both with fitted wardrobes, and a family bathroom with shower over the bath.

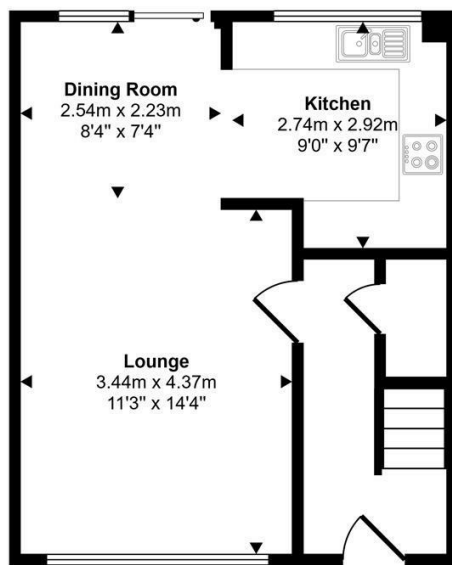
The property benefits from wet electric heating and double-glazed windows throughout.

Externally, there is a well-maintained lawn to the front, while the rear garden is mainly laid to lawn with a paved patio area, offering an ideal space.

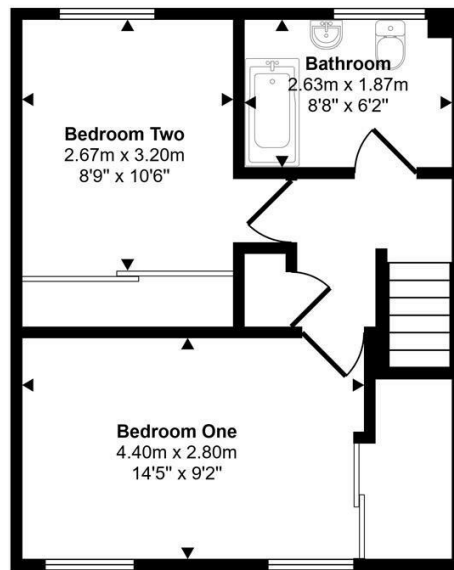
Forth provides an idyllic village setting within easy reach of larger towns such as Lanark, Carluke, and Livingston, with its award-winning shopping centre just a short drive away. Edinburgh is around thirty-five minutes by car, while the M74 is within twenty minutes, offering excellent commuter links to Glasgow, Edinburgh, and across Central Scotland.



Approx Gross Internal Area
74 sq m / 801 sq ft

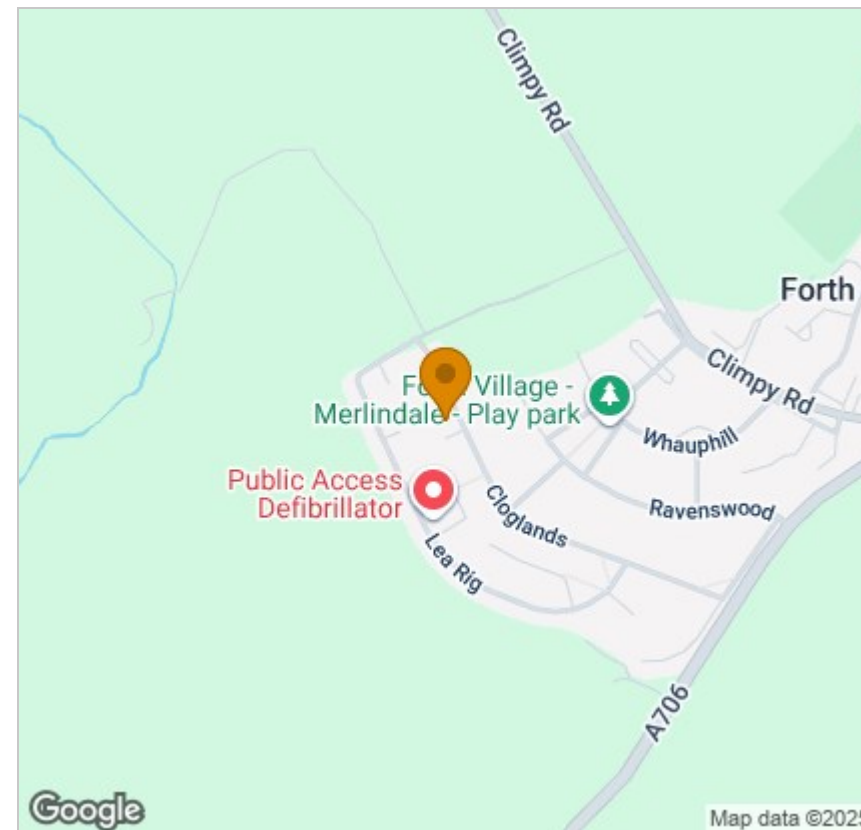


Ground Floor
Approx 37 sq m / 396 sq ft

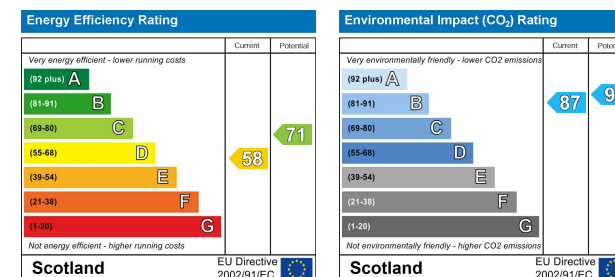


First Floor
Approx 38 sq m / 405 sq ft

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.



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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