



AB Properties



1 Newbigging Road

Dunsyre, Carnwath, Lanark, ML11 8FL

**Offers over £173,995**











**\*\* CLOSING DATE - WEDNESDAY 14TH JANUARY AT 12 NOON \*\***

This semi-detached property is set within the picturesque village of Dunsyre, a semi-rural location on the outskirts of Carnwath that enjoys truly spectacular, open views across the surrounding countryside. The setting offers a wonderful sense of peace and privacy, while remaining within easy reach of local amenities and transport links.

The accommodation is arranged over two levels and is spacious and well presented throughout. The ground floor comprises a welcoming entrance hallway with a large storage cupboard, leading through to a comfortable lounge, a modern and well-equipped kitchen, a separate dining room, and a family bathroom.

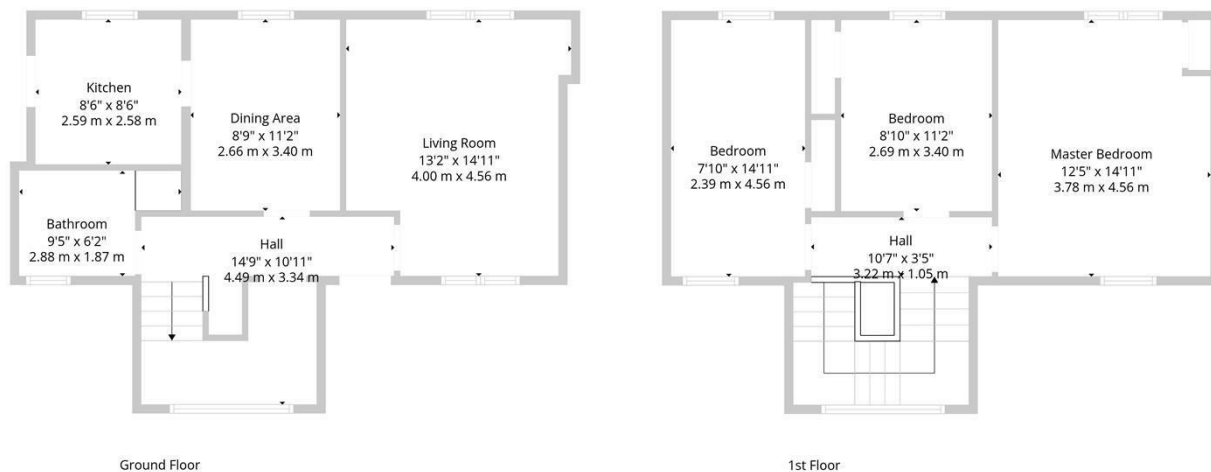
Upstairs, the property offers three generous double bedrooms, each benefiting from built-in storage and all enjoying the outstanding countryside views that make this home so special.

Externally, the property sits within large gardens to both the front and rear, offering excellent outdoor space for families, gardening, or simply enjoying the rural outlook. A large driveway provides ample off-street parking, and several outbuildings offer useful storage for garden equipment and outdoor pursuits.

Dunsyre is particularly attractive for families, with school bus transport available to local primary and secondary schools, making it a practical choice despite its rural setting. The nearby village of Carnwath provides everyday amenities including local shops, schooling, and community facilities, while the nearby towns of Biggar and Lanark offer a wider range of supermarkets, healthcare services, leisure and recreational facilities, as well as rail links and access to the wider Central Belt.

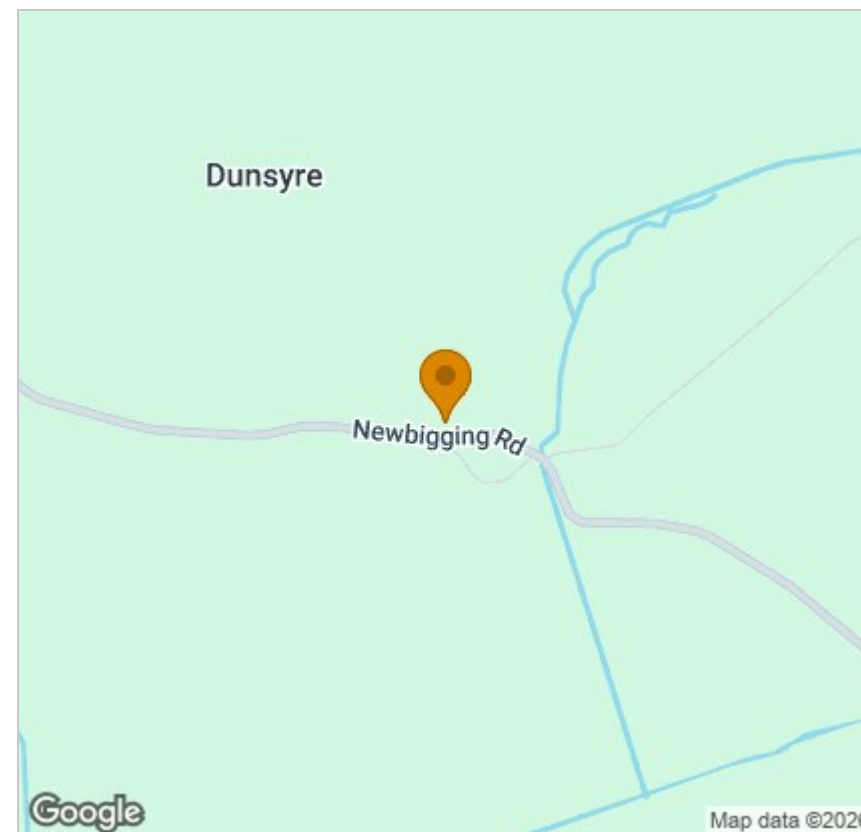
Overall, this is a fantastic opportunity to enjoy semi-rural living with breathtaking views, without sacrificing convenience or connectivity.



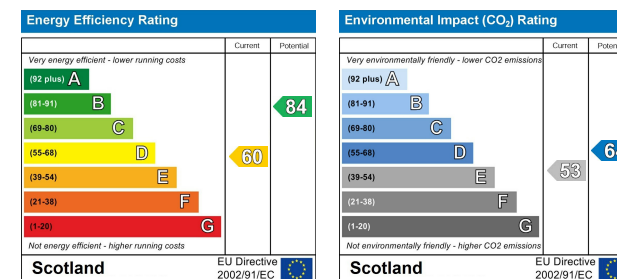


**TOTAL: 1089 sq. ft, 101 m<sup>2</sup>**  
 Ground floor: 542 sq. ft, 50 m<sup>2</sup>, 1st floor: 547 sq. ft, 51 m<sup>2</sup>  
 EXCLUDED AREAS: WALLS: 110 sq. ft, 10 m<sup>2</sup>

Illustration For Identification Purposes Only - Measurements Are Approximate



## 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.

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.

19 Bannatyne Street, Lanark, Lanarkshire, ML11 7JR  
 Tel: 01555 660077 Email: admin@ab-properties.co.uk ab-properties.co.uk