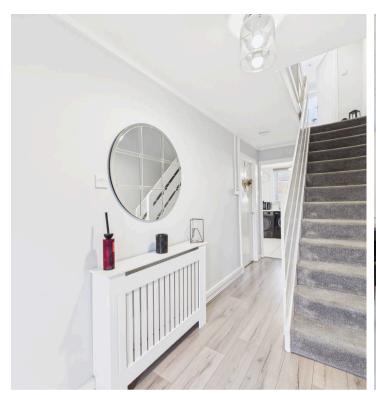




141 Cloglands, Forth Offers Over TBC EPC Rating D









## 141 Cloglands



## Forth

Beautifully presented and deceptively spacious, three bedroom, mid-terrace villa situated in a popular location within the semi-rural village of Forth, nestled in the South Lanarkshire countryside. The property has been significantly renovated by the current owners and offers potential buyers a home which is in true walk-in condition. The accommodation is arranged over two floors with the ground floor comprising entrance hallway, spacious lounge, dining room with door to the rear garden and stylishly modern kitchen with a wide selection of base and wall mounted storage with integrated electric oven and hob. On the first floor there are three generously proportioned bedrooms and a family bathroom with W.C, pedestal wash hand basin and bath with electric shower over. Externally there is a driveway to the front with space for two vehicles. To the rear is a lowmaintenance garden primarily laid to artificial grass with a brick-built storage shed all bound by a timber fence.

- Mid Terraced Villa
- Three Bedrooms
- Driveway to the front
- Brick Built Storage Shed
- Low Maintenance Rear Garden







## Approximate total area<sup>(1)</sup>

78.4 m<sup>2</sup> 842 ft<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard, Measurements are approximate and not to scale. This floor plan is intended for illustration

GIRAFFE360



## **REMAX Clydesdale**

Remax, 2 High Street - ML11 7EX

01555 666990

lanark@remax-scotland.homes

www.remax-scotland.homes/estate-agents/clydesdale

These particulars are prepared by us on the basis of information provided by our clients. We have not tested the electrical system, appliances or heating system. All sizes are recorded by laser to give an indicative, approximate size only. Prospective purchasers should make their own enquiries, no warranty is given or implied. This schedule is not intended to, and does not form any contract. Anti-Money Laundering Regulations – Purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. NOTING INTEREST If you are interested in this property please ask your solicitor to notify us. This is referred to as "noting interest" and will ensure that you are informed of any