



AB Properties

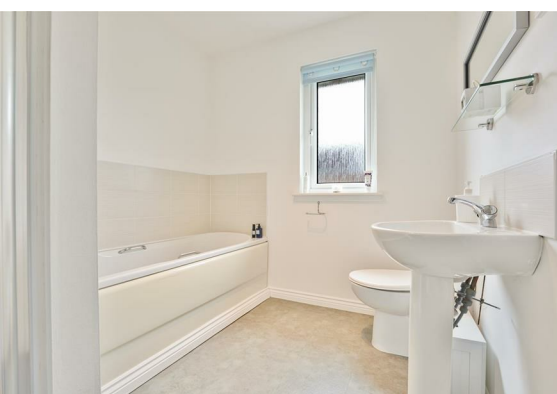
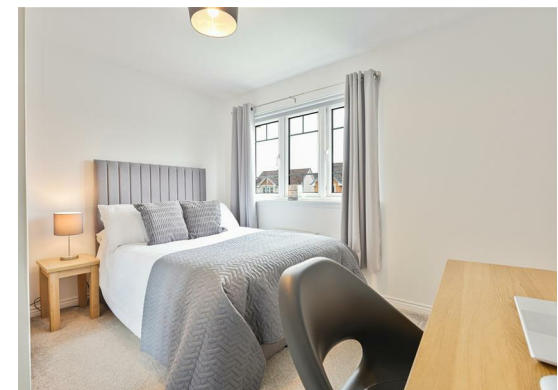
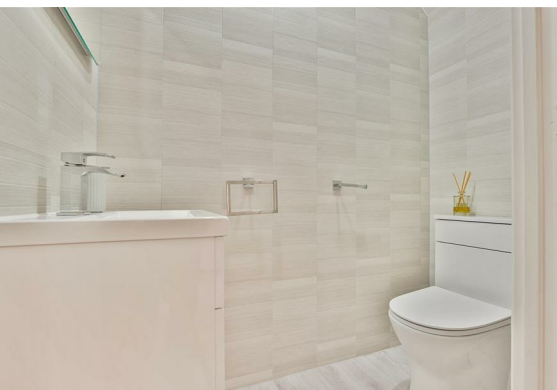


12 Scott Drive

Law, Carlisle, ML8 5GE

Offers over £225,000







Beautifully presented three-bedroom detached villa occupying a prestigious development of similar style properties in Law Village, near Carluke.

The property boasts generous accommodation arranged over two levels with the lower level comprising of a welcoming entrance vestibule, a bright lounge opening into a formal dining area and a modern integrated kitchen with breakfast bar island and patio doors to the rear garden. A separate utility room and WC/cloakroom complete the ground floor accommodation.

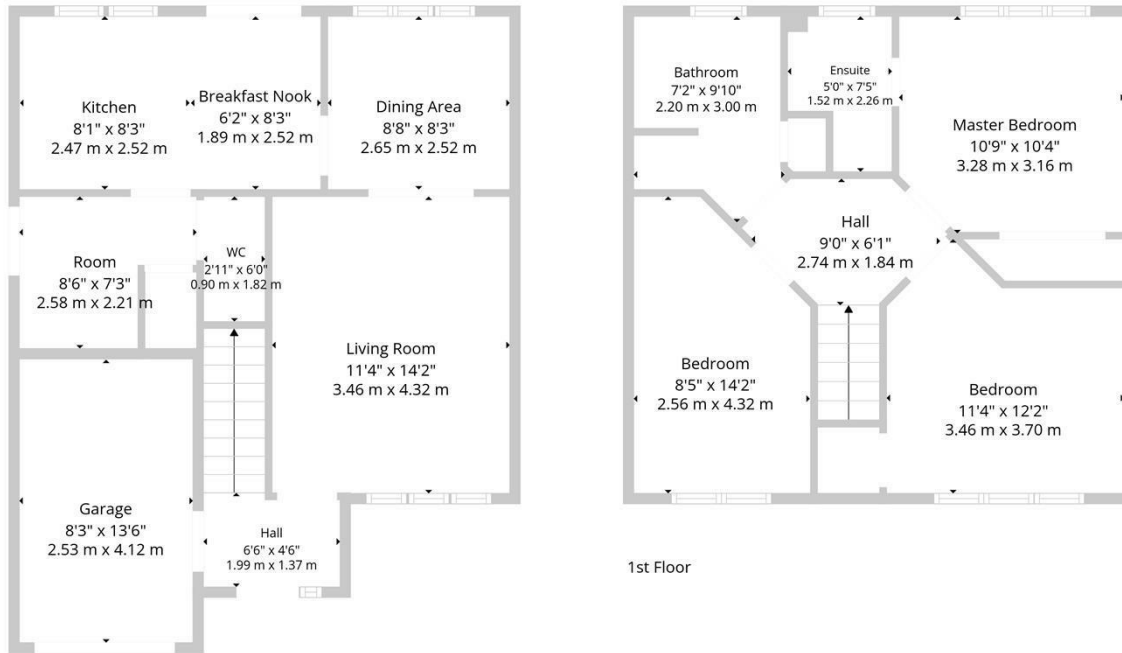
The upper level offers a four-piece family bathroom, a master bedroom with fitted wardrobes and an en-suite shower room, and a further two sizeable bedrooms.

There is also the added benefit of gas central heating and double glazing.

Externally, to the front of the property there is a modest lawn and an extensive tarmac driveway which leads to a single garage. The private rear garden has been beautifully landscaped to include a generous artificial lawn and lovely paved patio.

The village of Law offers an ample range of amenities including a local primary school and essential shops with a wider range in nearby towns of Wishaw, Motherwell and Carluke. The scenic Clyde Valley is only a short drive away. For the commuter, the M74 and M8 are a short drive away and provide access to the Central Belt of Scotland as well as the East and West Coasts. Railway network links are also easily accessible via park and ride facilities at Wishaw, Motherwell and Carluke train stations with local rumours of a halt station being created in Law.



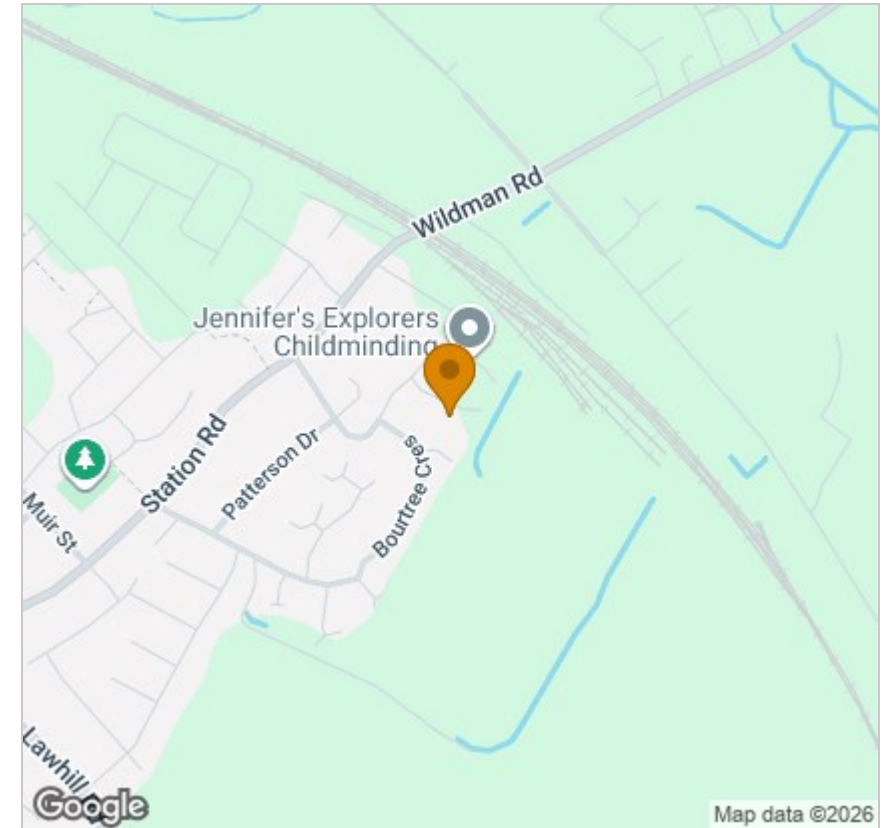


Ground Floor

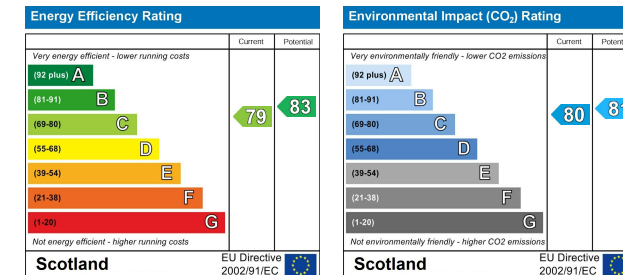
1st Floor

TOTAL: 1034 sq. ft, 97 m²
 Ground floor: 501 sq. ft, 47 m², 1st floor: 533 sq. ft, 50 m²
 EXCLUDED AREAS: GARAGE: 112 sq. ft, 10 m², WALLS: 112 sq. ft, 10 m²

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.

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