



AB Properties



Plot One Ampherlaw
Carnwath, Lanark, ML11 8LH

Offers over £290,000



Situated within the peaceful rural village of Auchengray, this brand-new three-bedroom detached bungalow offers spacious, modern accommodation all on one level, with the added benefit of allowing the successful buyer to select a range of internal finishings and personalise their new home.

At the heart of the property is an impressive open-plan kitchen, dining and lounge area, creating an excellent space for modern living and entertaining. A separate utility room provides valuable additional storage and laundry space.

The property offers three well-proportioned bedrooms, with Bedrooms 1 and 2 benefiting from fitted wardrobes. Bedroom 1 also benefits from a ensuite shower room, while a spacious family bathroom serves the remaining accommodation.

Built to a high standard throughout, the bungalow will benefit from energy-efficient underfloor heating powered by an air source heat pump, double glazing, private garden grounds and off-street parking.

A particular advantage of purchasing at this stage is the opportunity to choose selected internal finishings from the builder, allowing buyers to personalise the property to their own taste before moving in.

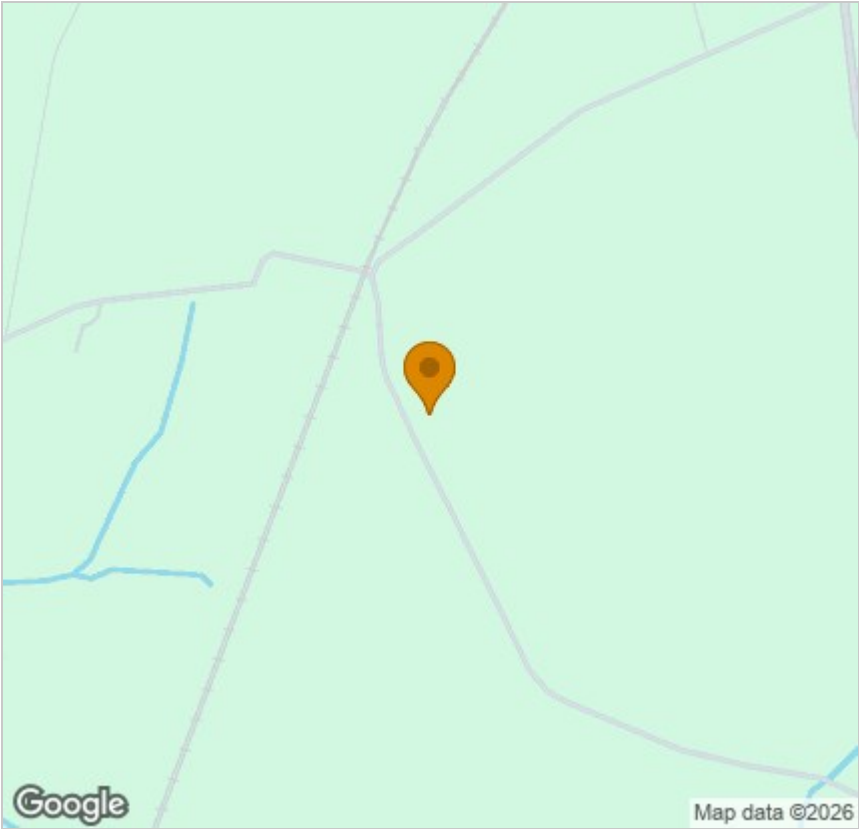
Auchengray offers an attractive semi-rural setting surrounded by South Lanarkshire countryside while remaining within convenient travelling distance of nearby towns and villages for everyday amenities, schooling and transport connections.

Combining contemporary design, energy-efficient features and the ease of single-level living, this impressive new-build bungalow offers an excellent opportunity for a wide range of buyers.

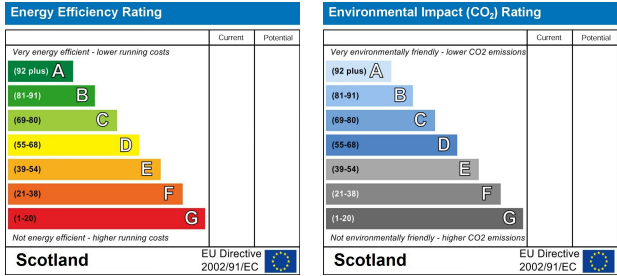
Viewing

Please contact our AB Properties Office on 01555 660077 if you wish to arrange a viewing appointment for this property or require further information.

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



Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.