



AB Properties

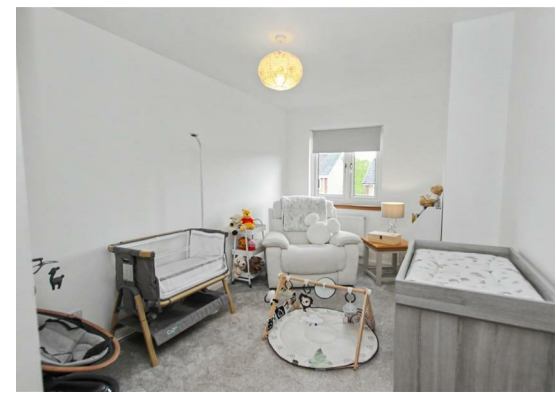


31 Priory Lane

Lesmahagow, Lanark, ML11 0BX

Offers over £225,000







Immaculate four bedroom detached villa situated within a desirable residential development in the popular commuter town of Lesmahagow.

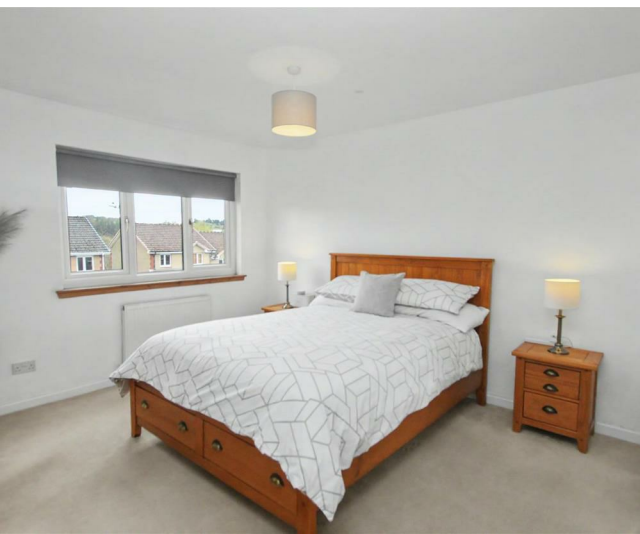
The property boasts generous accommodation arranged over two levels with the ground floor comprising of a welcoming entrance hallway, a convenient wc, a spacious lounge with lovely feature fireplace and access to a bright conservatory. There is also a formal dining room and a well appointed kitchen.

Upstairs offers a spacious landing, a modern bathroom, and four generous bedrooms with fitted wardrobes, the master bedroom includes a stylish en-suite shower room.

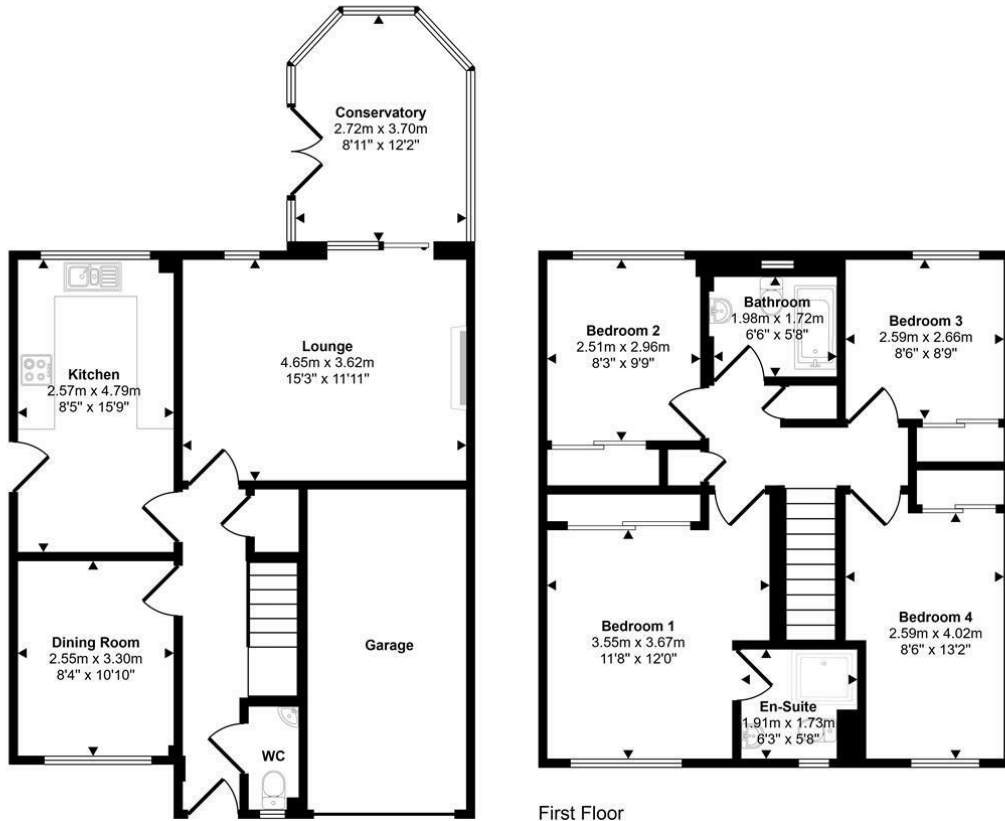
Additionally the property benefits from gas central heating, double glazing and ample storage facilities.

Externally, to the front of the property, there is a sizeable lawn and extensive monobloc driveway leading to a single garage. The private rear garden is arranged over split levels with an artificial lawn and chipped drying area.

Lesmahagow is an up-and-coming town offering an ample range of amenities including a Tesco Superstore, fuel stations, post office, two banks and a wide variety of additional professional services. There are two primary schools, and the recently constructed Lesmahagow High School hosts the Lesmahagow Sports Facility. A wider range of facilities are available in the historic Royal Burgh of Lanark or alternatively, Hamilton which are both a short drive away. The M74 Motorway is close by for commuters to Glasgow and all other major towns and cities within the Central Belt.



Approx Gross Internal Area  
136 sq m / 1465 sq ft



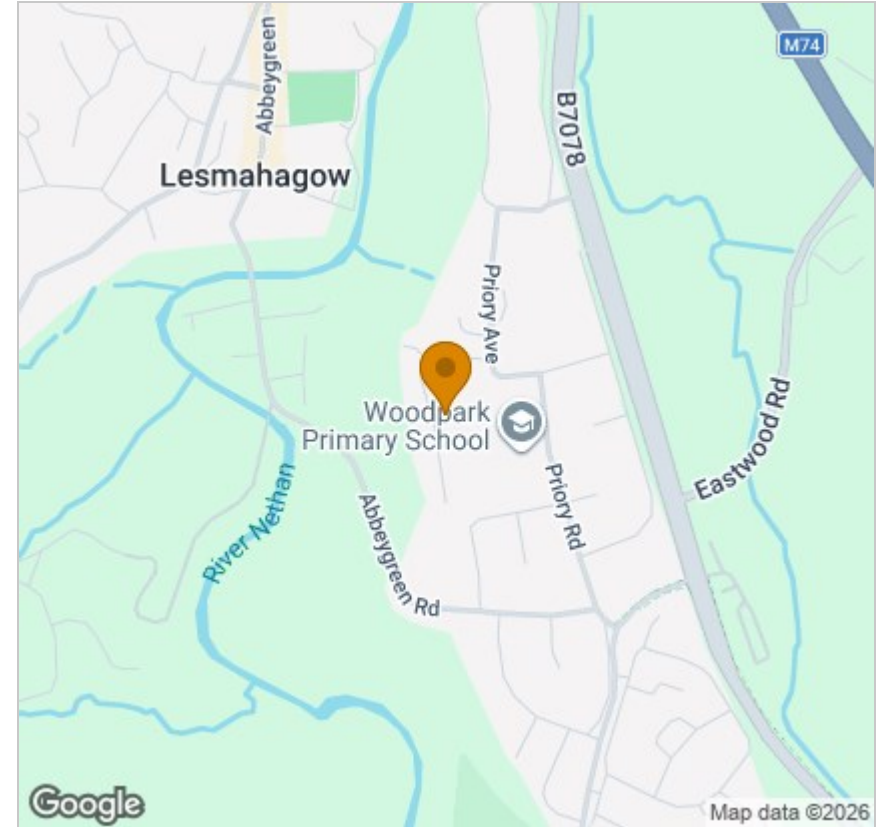
Ground Floor  
Approx 75 sq m / 810 sq ft

First Floor  
Approx 61 sq m / 654 sq ft

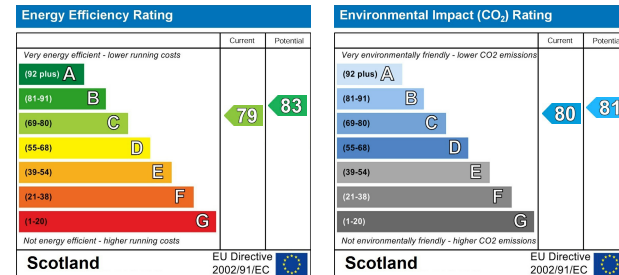
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

## 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.



## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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