



AB Properties

ASHMORE
AVENUE

1 Ashmore Avenue
Blackwood, Lanark, ML11 9GJ
Offers over £234,995







Spacious four-bedroom semi-detached villa located on Ashmore Avenue, a popular residential area of Blackwood.

Set over two levels, the property offers generous accommodation throughout. The ground floor comprises a welcoming entrance hallway with storage cupboard, a bright and spacious lounge, and an impressive full-length kitchen/dining/sitting area — the true hub of the home. The modern kitchen is fitted with an American-style fridge freezer, mid-height double oven, gas hob and extractor hood. A utility room off the kitchen provides additional space for appliances. The sitting area benefits from French doors giving direct access to the rear garden.

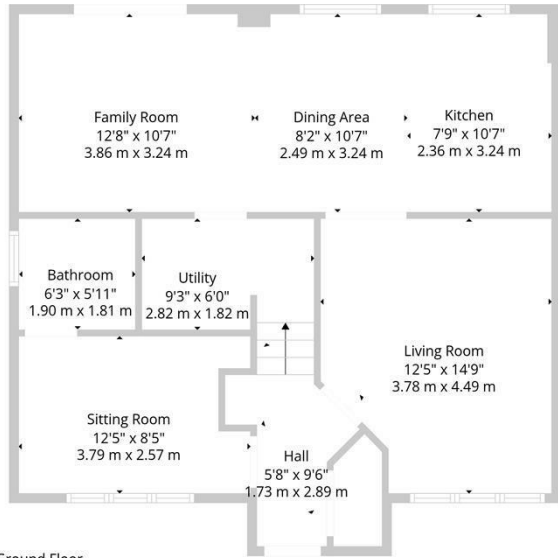
The ground floor is completed by a versatile playroom with ensuite shower room, which could also be utilised as a fifth bedroom.

The upper level comprises a beautiful gallery landing, stylish family bathroom and four generously sized double bedrooms. The master bedroom further benefits from an ensuite shower room.

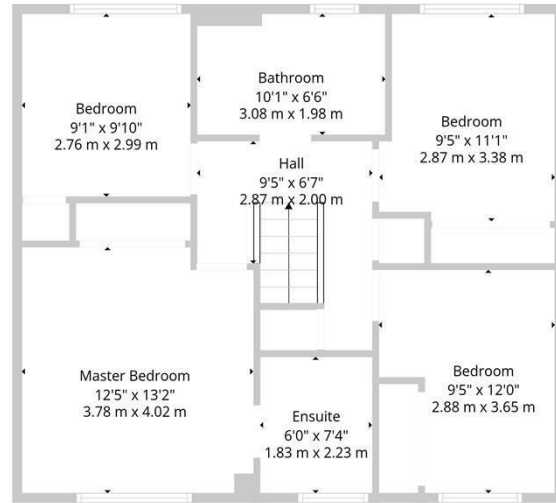
The property is heated via gas central heating and double glazing is installed throughout.

Externally, the property occupies an enviable corner plot. The front has been monoblocked, creating an extensive driveway providing off-street parking for multiple vehicles. The enclosed rear garden has been designed for low maintenance with porcelain tiling and an astro lawn. There is also an outhouse which could be utilised as additional storage, a home office or bar area.





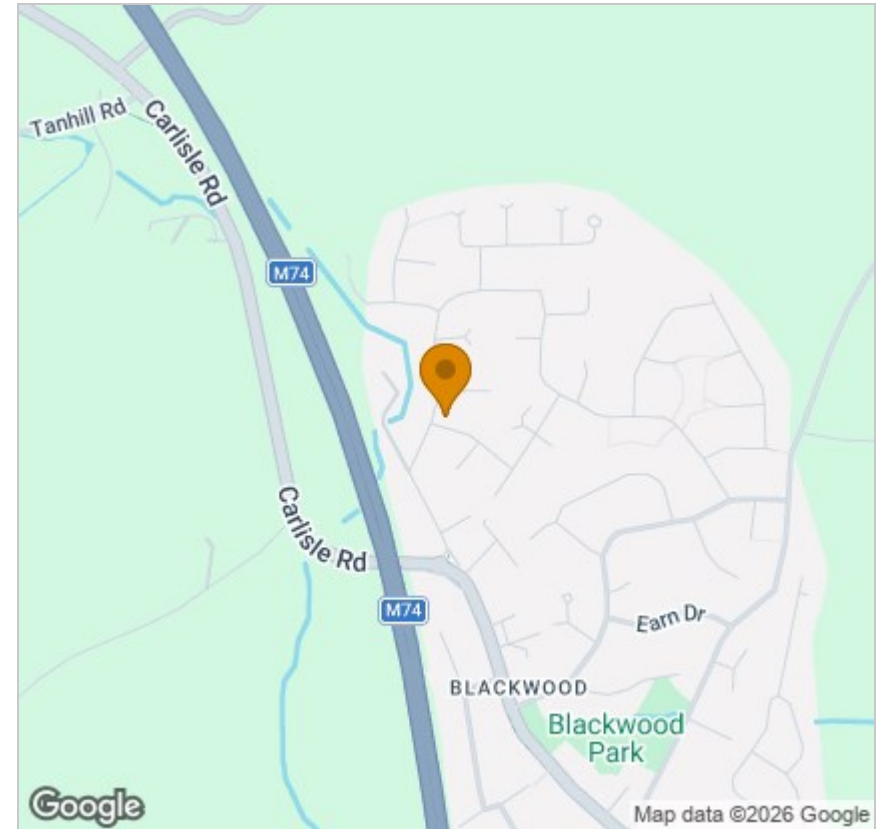
Ground Floor



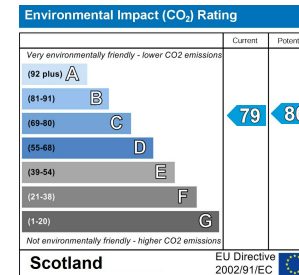
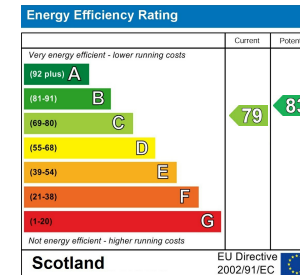
1st Floor

TOTAL: 1433 sq. ft, 133 m2
 Ground floor: 699 sq. ft, 65 m2, 1st floor: 734 sq. ft, 68 m2
 EXCLUDED AREAS: UTILITY: 54 sq. ft, 5 m2, WALLS: 113 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.

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