



AB Properties

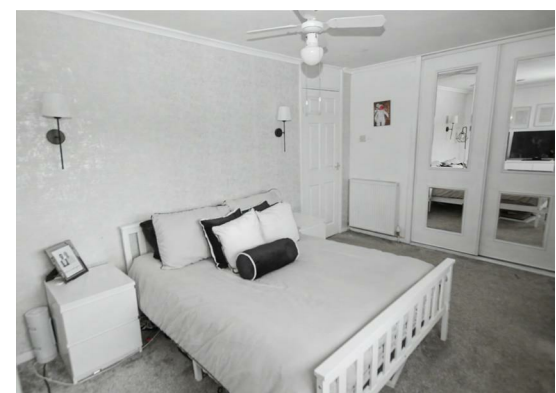
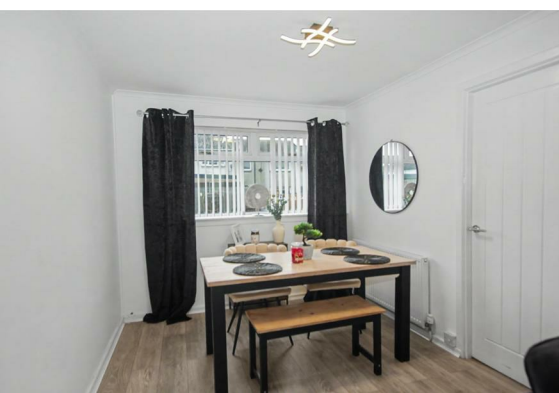
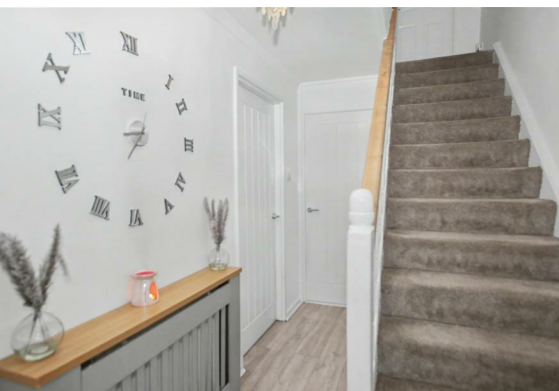


3 Kilrymont

, Forth, ML11 8BQ

Offers over £108,000







Situated within the popular and sought-after Kilrymont in the village of Forth, this beautifully presented two-bedroom mid-terrace property offers stylish, walk-in accommodation ideally suited to first-time buyers, downsizers, or investors alike.

The ground floor comprises of a bright and spacious lounge with ample space for dining, creating an ideal setting for both everyday living and entertaining. To the rear is a modern fitted kitchen, finished to a high standard and providing direct access to the enclosed rear garden.

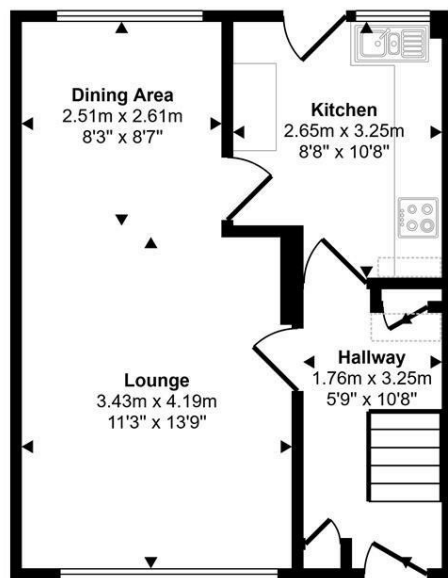
On the upper level, there are two generously sized double bedrooms, both benefiting from fitted wardrobes, along with a contemporary family bathroom with shower over the bath.

Externally, the property enjoys private gardens to both the front and rear, providing excellent outdoor space. The rear garden is fully enclosed.

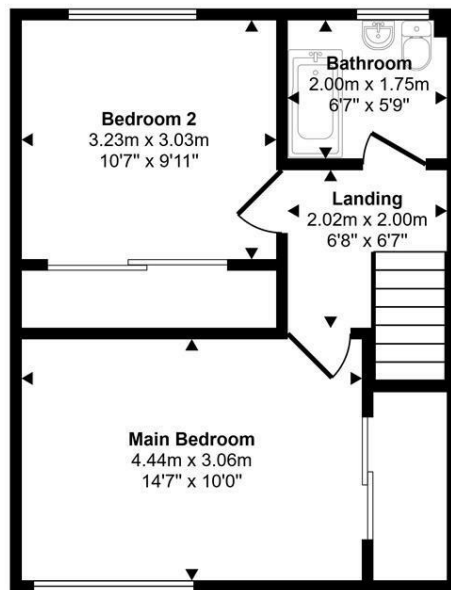
The property is conveniently located within walking distance of Forth's local amenities, including shops, the sports centre, community hub, and the highly regarded Forth Primary School. The village offers a welcoming community atmosphere whilst providing excellent transport links to the surrounding towns and villages.



Approx Gross Internal Area
76 sq m / 815 sq ft



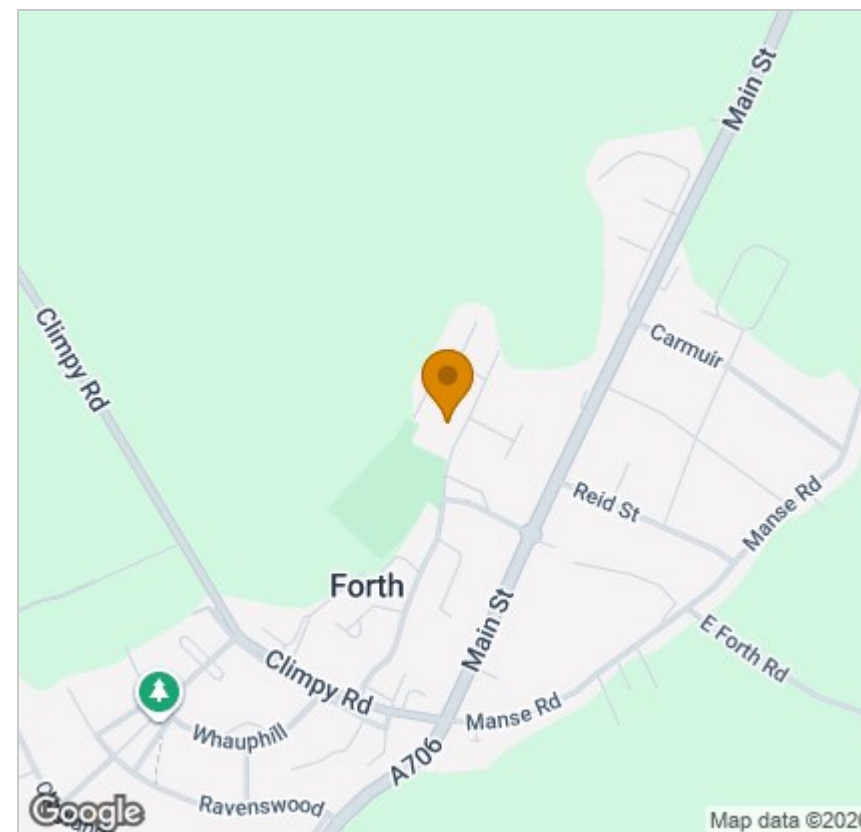
Ground Floor
Approx 37 sq m / 398 sq ft



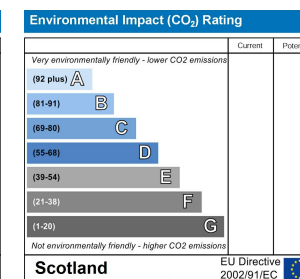
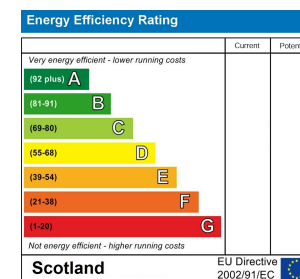
First Floor
Approx 39 sq m / 417 sq ft

Denotes head height below 1.5m

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.



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.

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