AB Properties

16 Libberton Mains

Libberton, Carnwath, Lanark, ML11 8FG

Fixed Price £280,000

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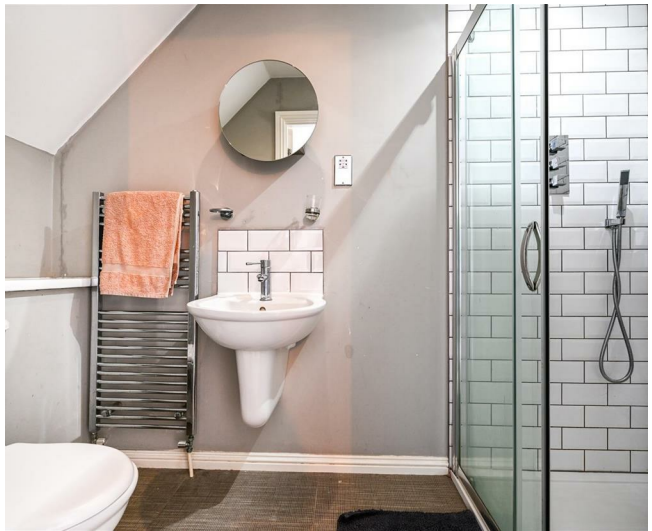


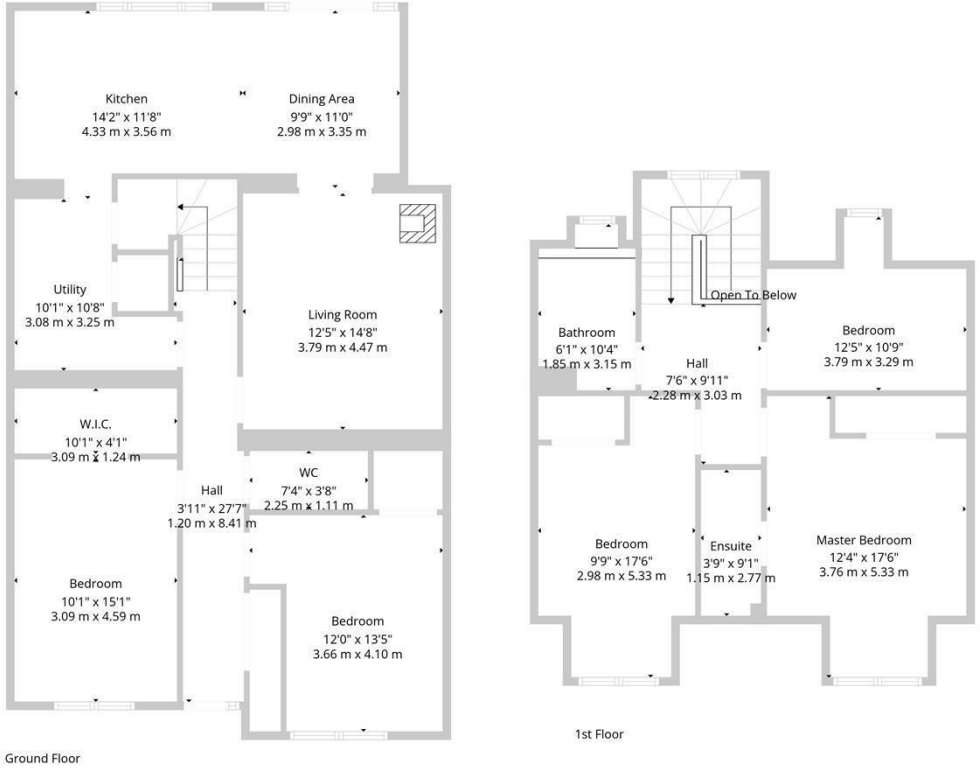
Deceptively spacious five bedroom mid terraced property situated in a quiet cul-de-sac on the outskirts of the picturesque village of Libberton. Libberton Mains is positioned well for individuals who are looking for rural living in the countryside yet offers easy access to both Glasgow and Edinburgh.

Set over two levels the property offers generous accommodation with the ground floor comprising of a welcoming entrance hallway with built in storage, a convenient WC and a spacious lounge with log burning stove, providing an attractive focal point to the room. The lounge flows seamlessly to the magnificent dining kitchen, which is the hub of this home. The kitchen has been fitted with a range of high-quality appliances including; a fridge-freezer, a mid-height double oven, ceramic hob and extractor hood. The dining area benefits from French doors giving access to the rear garden. Adjacent to the kitchen is the utility which provides further space for appliances. The ground floor is complete with two generous bedrooms, one of which benefits from a walk-in wardrobe.

The upper level offers a stylish family bathroom and three double bedrooms, two of the bedrooms have built in storage and the master bedroom has the added luxury of a modern ensuite shower room.

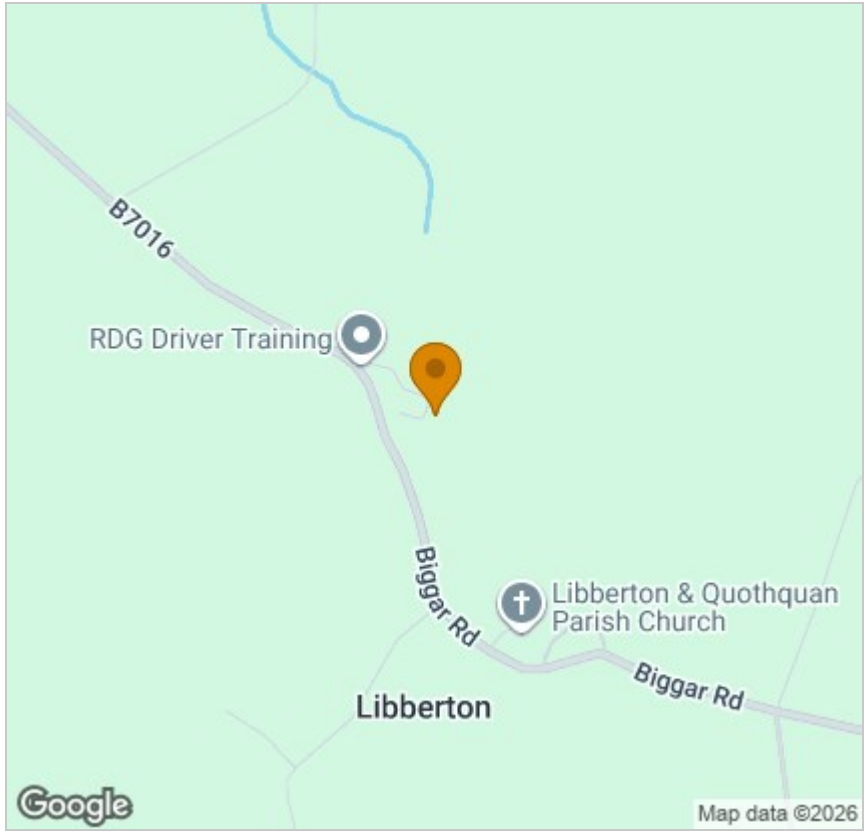
Externally, there is a chipped garden to the front of the property and the enclosed rear garden comprises of an astro-turf lawn, a chipped drying area and a lovely decked patio. There is a communal area to the front providing ample off-street parking.

Libberton is a rural hamlet situated only 2 miles from the village of Carnwath and 5 miles from the former market town of Biggar. The nearest train station is Carstairs which has regular train links to Glasgow and Edinburgh. Biggar also offers a regular bus service to Lanark and Edinburgh. Libberton has a newly built Primary school also Biggar Primary School and Biggar High School is serviced by a coach service which runs through Libberton and the outlying villages.

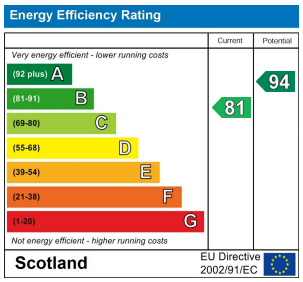


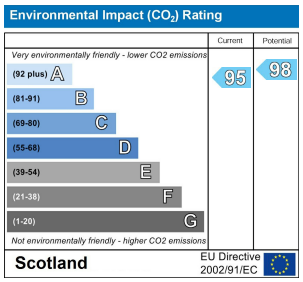
TOTAL: 1727 sq. ft, 160 m2
Ground floor: 1057 sq. ft, 98 m2, 1st floor: 670 sq. ft, 62 m2
EXCLUDED AREAS: UTILITY: 78 sq. ft, 7 m2, OPEN TO BELOW: 2 sq. ft, 0 m2, LOW CEILING: 12 sq. ft, 1 m2,
WALLS: 107 sq. ft, 12 m2

Illustration For Identification Purposes Only - Measurements Are Approximate



Energy Efficiency Graph





Viewing

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