



204 Riverside Road
Kirkfieldbank, Lanark, ML11 9JJ

Offers over £184,995







Nestled within the highly sought-after village of Kirkfieldbank in the heart of the picturesque Clyde Valley, this spacious three-bedroom traditional mid-terrace home offers generous family accommodation and a wonderful blend of character, comfort and convenience. Enjoying a central village location, the property is ideally placed for local amenities, excellent schooling and scenic countryside walks.

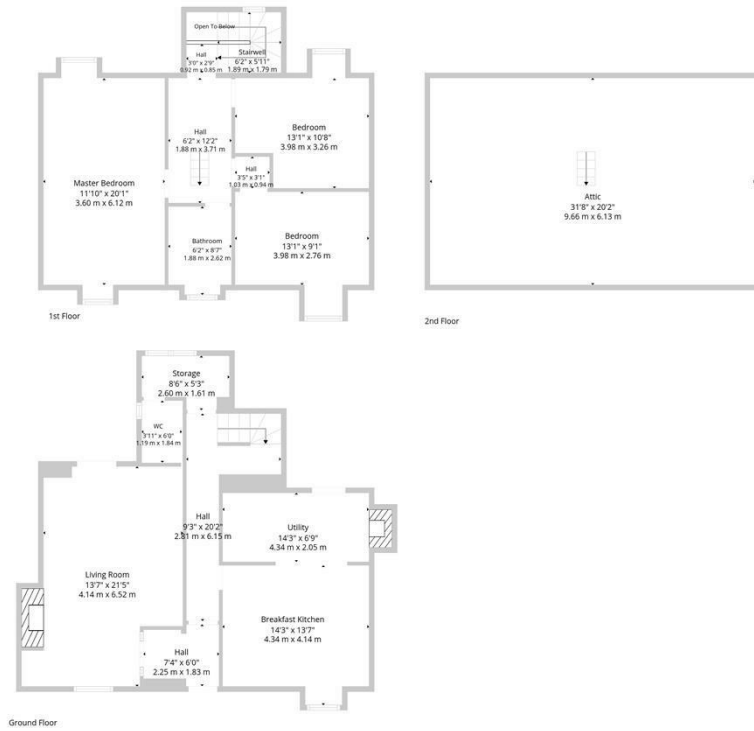
The accommodation is arranged over two levels and begins with a welcoming entrance hallway providing access to the principal living areas. The bright and spacious lounge is a particularly attractive room, featuring a cosy log-burning stove and direct access to the rear garden, creating an ideal space for relaxing and entertaining. The impressive dining kitchen is fitted with a range of modern wall and base units, complemented by integrated appliances including a double oven, ceramic hob and extractor hood. A further log-burning stove adds warmth and character, while the open-plan layout provides an excellent setting for family life and social gatherings. Direct access to the rear garden enhances the sense of space and connectivity. A useful rear porch and convenient cloakroom WC complete the ground floor accommodation.

On the upper level, there are three well-proportioned bedrooms and a spacious family bathroom fitted with a white three-piece suite incorporating a bath with shower over.

Externally, the property enjoys a charming enclosed rear garden featuring a patio area, greenhouse and a variety of mature plants and shrubs, providing an attractive outdoor space for relaxing and gardening enthusiasts alike.

Further benefits include double glazing and an energy-efficient air source heat pump.



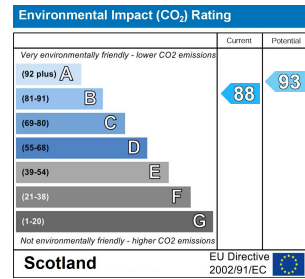
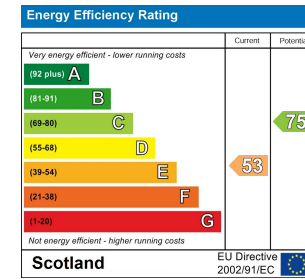


TOTAL: 1322 sq. ft, 123 m²
 Ground floor: 666 sq. ft, 62 m², 1st floor: 656 sq. ft, 61 m², 2nd floor: 0 sq. ft, 0 m²
 EXCLUDED AREAS: UTILITY: 98 sq. ft, 9 m², STORAGE: 40 sq. ft, 4 m², FIREPLACE: 9 sq. ft, 1 m²,
 STAIRWELL: 45 sq. ft, 4 m², BAY WINDOW: 37 sq. ft, 4 m², LOW CEILING: 302 sq. ft, 28 m²,
 ATTIC: 336 sq. ft, 31 m², WALLS: 171 sq. ft, 17 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