



FOR SALE
DEVELOPMENT SITE
OR BUILDING PLOT
Telephone
07885 724584

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.

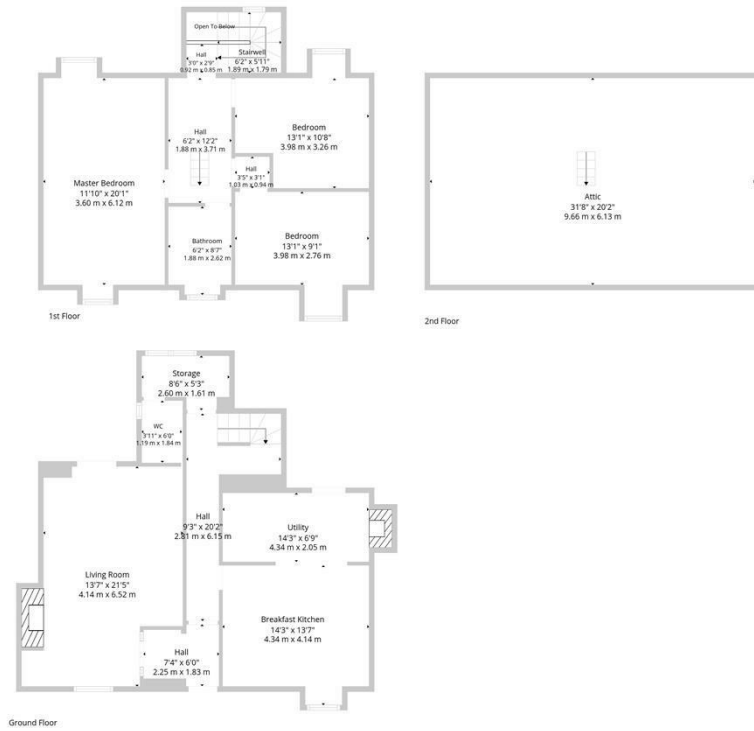
The accommodation is arranged over two levels and begins with a welcoming entrance hallway providing access to the principal living areas. The bright and spacious lounge is a particularly attractive room, featuring a cosy log-burning stove and direct access to the rear garden, creating an ideal space 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.



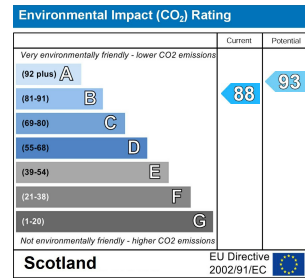
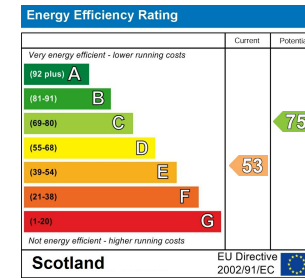


TOTAL: 1322 sq. ft, 123 m²
 Ground floor: 666 sq. ft, 62 m², 1st floor: 656 sq. ft, 61 m², 2nd floor: 0 sq. ft, 0 m²
 EXCLUDED AREAS: UTILITY: 98 sq. ft, 9 m², STORAGE: 40 sq. ft, 4 m², FIREPLACE: 9 sq. ft, 1 m²,
 STAIRWELL: 45 sq. ft, 4 m², BAY WINDOW: 37 sq. ft, 4 m², LOW CEILING: 302 sq. ft, 28 m²,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

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