



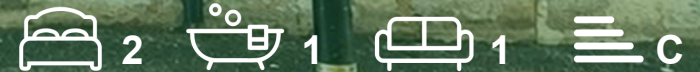
AB Properties



26 Abbeygreen

, Lesmahagow, ML11 0EQ

Offers over £54,995







Situated in the heart of the ever-popular village of Lesmahagow, this spacious two-bedroom upper flat offers generous accommodation and an excellent opportunity for first-time buyers, downsizers or investors alike. Conveniently located within easy reach of local amenities, schools and excellent transport links, the property combines comfortable living with everyday convenience.

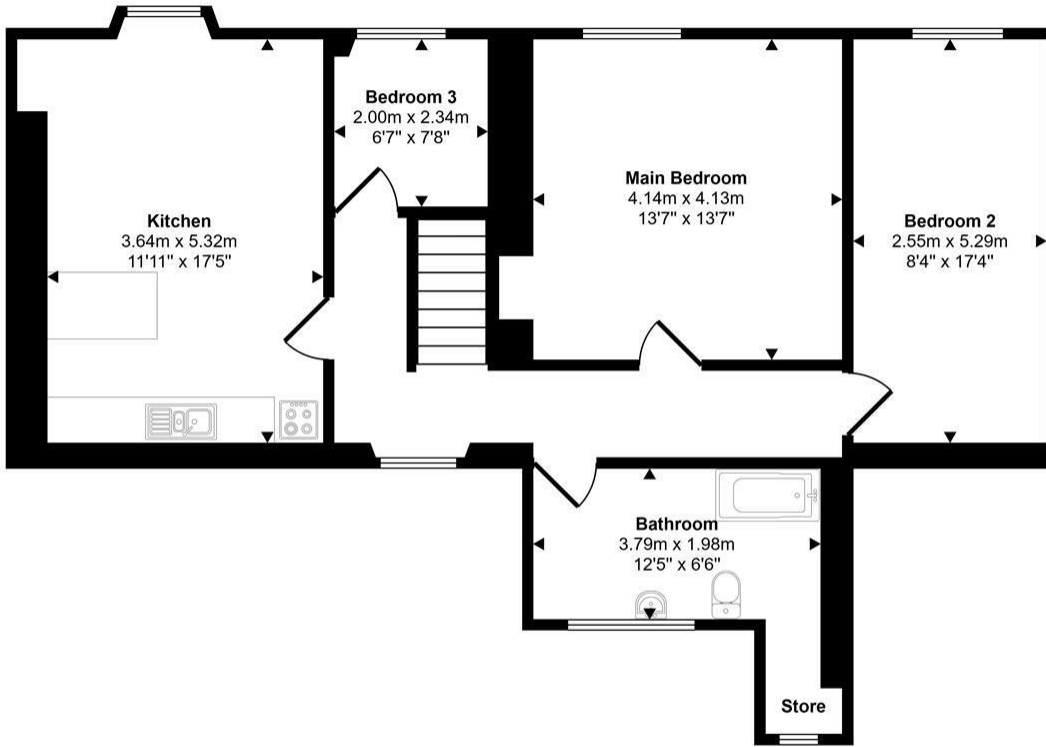
The accommodation comprises a bright and spacious open-plan living room and modern fitted kitchen, creating an ideal space for both relaxing and entertaining. The kitchen is well-equipped with a range of wall and floor-mounted units and benefits from a breakfast bar for informal dining. There are two generously sized double bedrooms, along with a useful box room which could be utilised as a home office, dressing room or additional storage space. A large family bathroom fitted with a shower completes the accommodation.

Further benefits include gas central heating and double glazed windows throughout.

Externally, the property enjoys a central position within Lesmahagow, with a wide range of local shops, supermarkets, cafés and everyday amenities close at hand. Excellent bus links and easy access to the M74 motorway make this an ideal location for commuters travelling to Glasgow, Edinburgh and beyond.



Approx Gross Internal Area
86 sq m / 921 sq ft



Floorplan

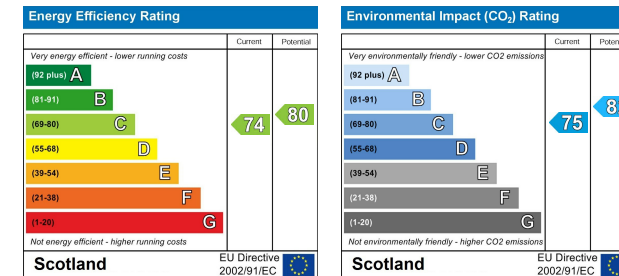
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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.



Energy Efficiency Graph



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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