



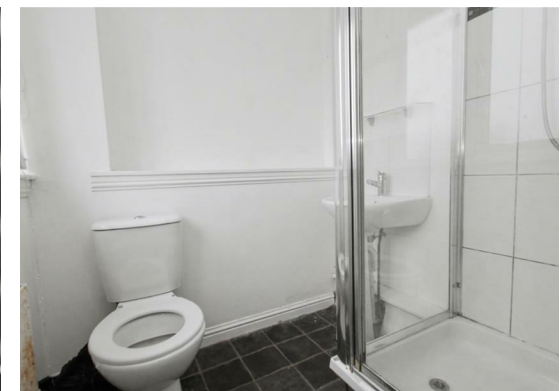
AB Properties



123 Vere Road  
, Kirkmuirhill, ML11 9QF

Offers over £135,000







Charming three bedroom semi detached villa situated within the popular commuter village of Kirkmuirhill.

The property boasts generous accommodation arranged over two levels with the ground floor comprising of a welcoming entrance hallway, a convenient wc, a spacious lounge and an open plan kitchen and dining area.

Upstairs offers a spacious landing, three generous bedrooms, a master en-suite shower room and family bathroom.

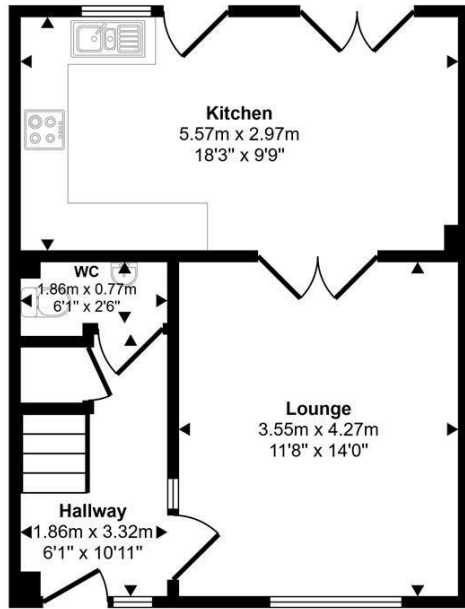
Additionally the property benefits from gas central heating and double glazing.

Externally there is an extensive monobloc driveway and modest lawn to the front of the property and a private rear garden which is laid to lawn.

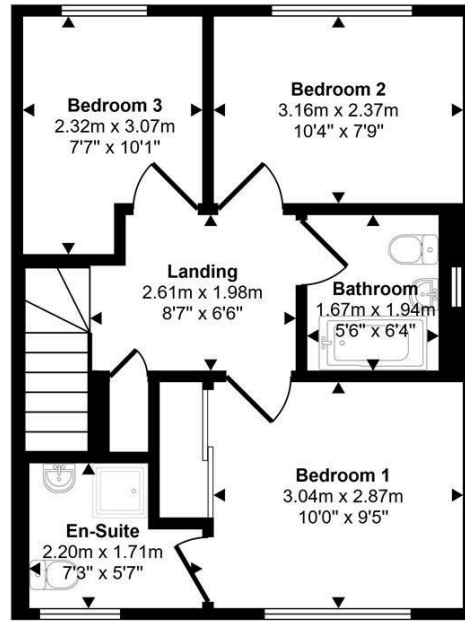
The property sits on the boundary between Kirkmuirhill and Blackwood which both offer some local shopping, healthcare and primary schools. Nearby Lesmahagow and Hamilton provide further amenities such as retail, supermarkets, recreational and sports facilities. Hamilton has a mainline train station and bus station with regular services and connections across Central Scotland. The M74 motorway is within a few minute's drive, making it an excellent location for commuters. Larkhall has a train station connecting to Glasgow with up to 40 trains per day. There is a large carpark adjacent to the station.



Approx Gross Internal Area  
83 sq m / 892 sq ft

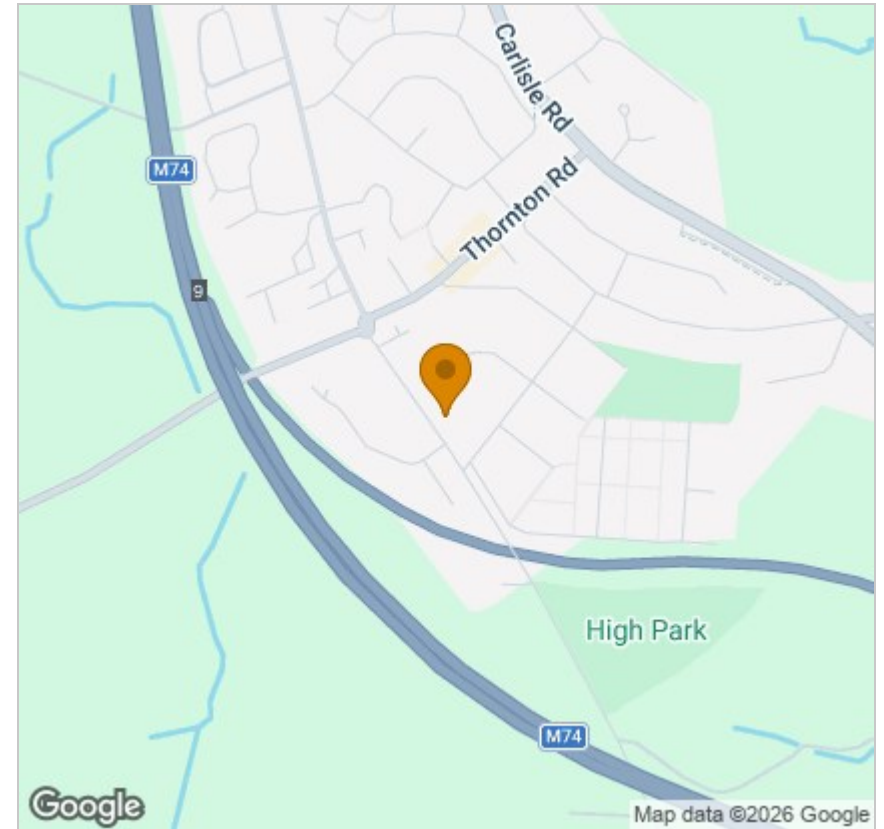


Ground Floor  
Approx 41 sq m / 442 sq ft

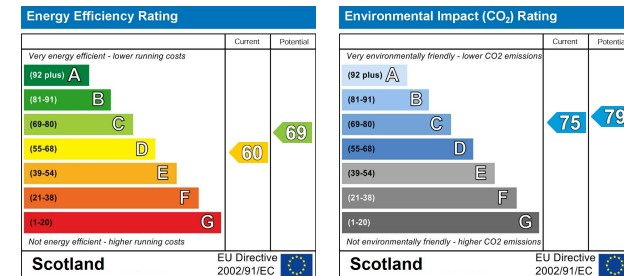


First Floor  
Approx 42 sq m / 451 sq ft

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.

19 Bannatyne Street, Lanark, Lanarkshire, ML11 7JR  
Tel: 01555 660077 Email: admin@ab-properties.co.uk ab-properties.co.uk