



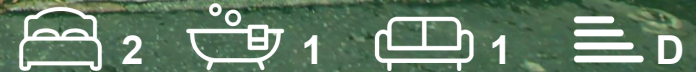
AB Properties

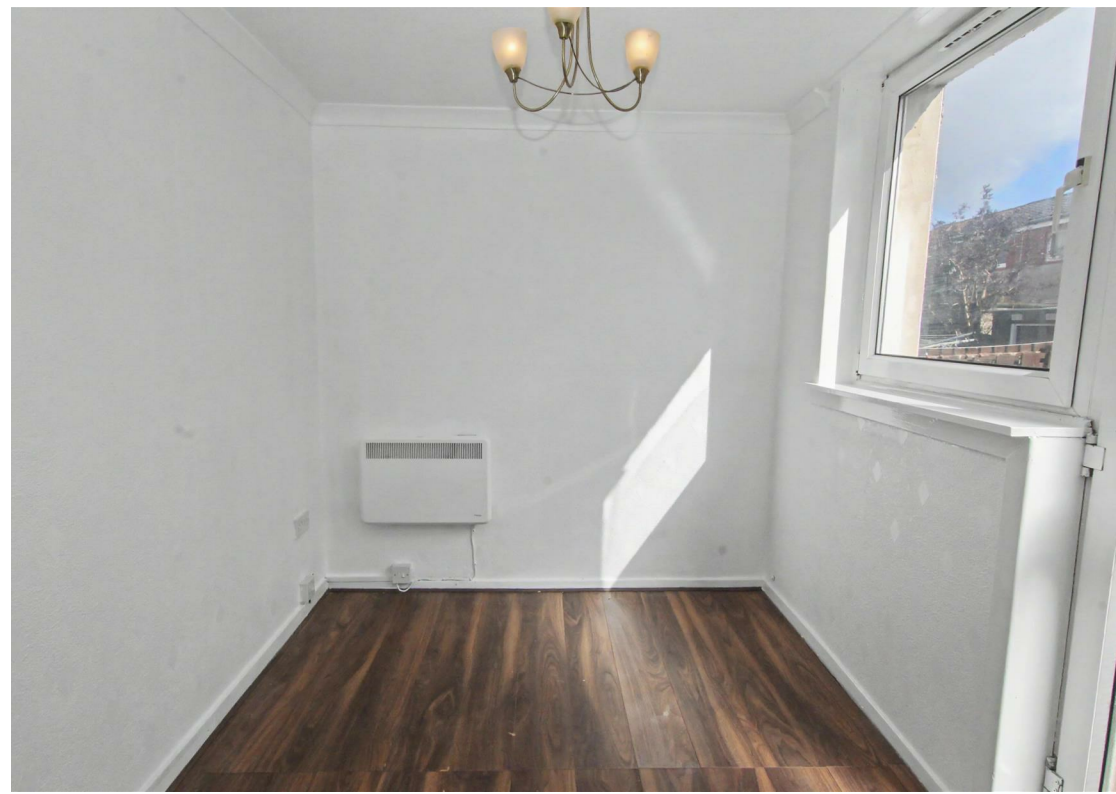
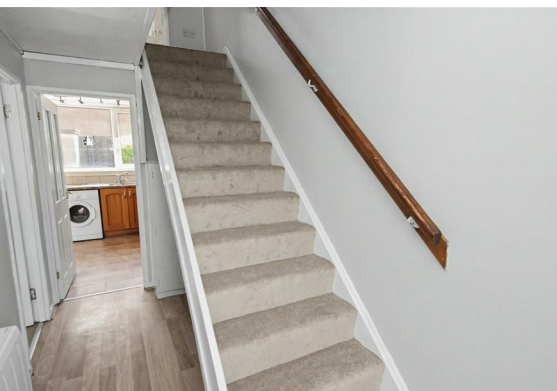


164 Lea Rig

Forth, Lanark, ML11 8EQ

Offers over £74,995







Spacious two-bedroom mid-terrace property situated within Lea Rig, Forth.

Set over two levels, the property offers generous accommodation throughout. The ground floor comprises a welcoming entrance hallway, a bright and spacious lounge, and a fitted kitchen which is open plan to the dining area. The dining area benefits from a door providing direct access to the rear garden.

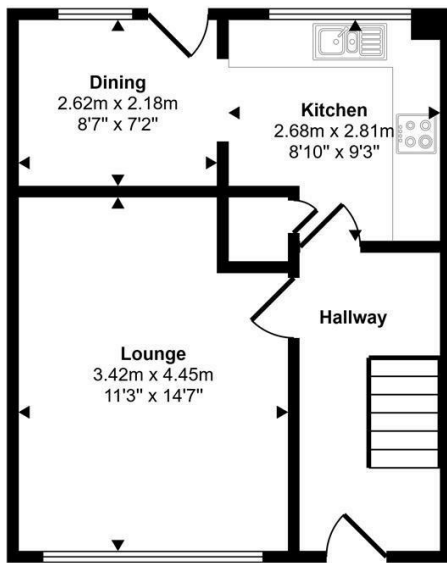
The upper level offers a family bathroom with shower over bath and two generously sized bedrooms, both of which benefit from fitted wardrobes.

The property is heated via electric storage heating and double glazing is installed throughout.

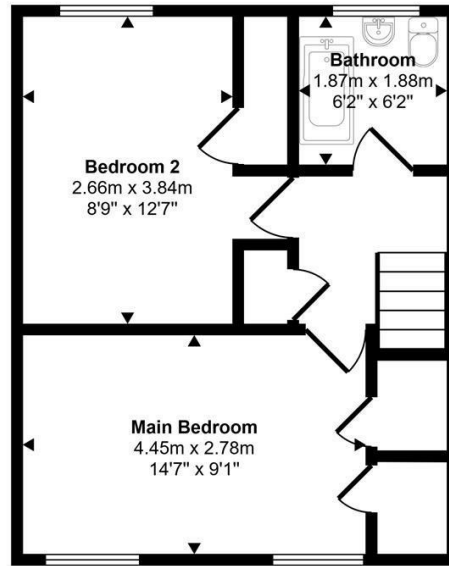
Externally, the front garden has been finished with decorative chips for ease of maintenance. The enclosed rear garden is also chipped and includes a paved patio area, ideal for outdoor seating. A garden shed provides additional storage space.



Approx Gross Internal Area
73 sq m / 791 sq ft

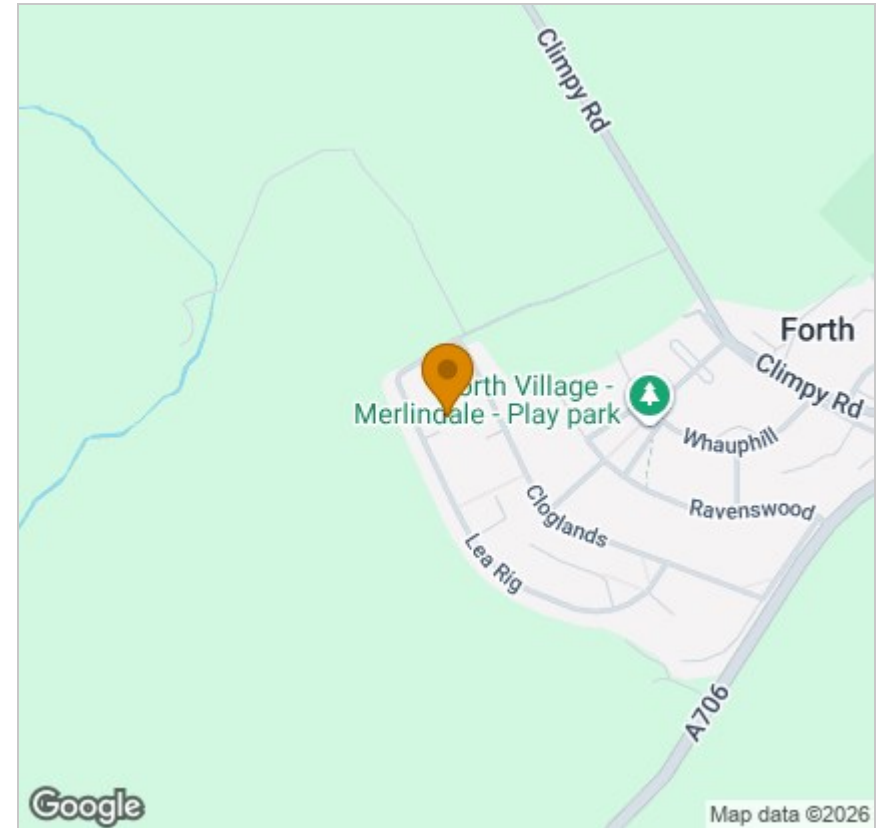


Ground Floor
Approx 37 sq m / 394 sq ft

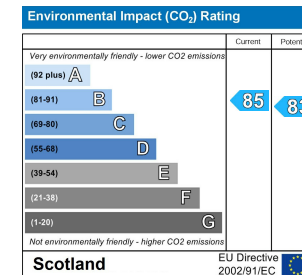
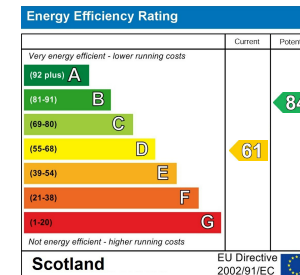


First Floor
Approx 37 sq m / 398 sq ft

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