RE/MAX PROPERTY



79 Manse Road, Forth, ML11 8AJ



Lorna MacDonald and REMAX Property are delighted to bring to the market this beautifully presented one bedroom ground floor flat on Manse Road.
Offered to the market chain free, this stylish and well maintained home is ready to move straight into, making it an ideal purchase for first time buyers looking to take their first step onto the property ladder or investors seeking an excellent buy to let opportunity.
Modernised throughout, the property benefits from a new kitchen, windows and front door, all fitted within the last five years.

Forth is a tranquil village located close to the larger towns of Carluke and Lanark, offering a serene rural lifestyle with convenient access to local amenities. Surrounded by open countryside, it's an ideal location for those seeking a quieter pace of life while remaining within easy reach of larger towns and cities. The village benefits from local amenities include a primary school, a medical centre, village shops, takeaways and a sports and community centre, with more extensive shopping and leisure facilities available in nearby Lanark and Carluke. Outdoor enthusiasts will appreciate the surrounding scenic walks, cycling routes, and nearby country parks. Forth also enjoys a friendly community atmosphere, making it an attractive option for families, retirees, and professionals alike. With its mix of rural charm and convenience, Forth offers the best of both worlds.

Front Garden
The front of the property features a welcoming approach, with a paved pathway and steps leading to the front door, complemented by a neat turfed area. The front garden is enclosed by metal fencing and a gate, while the paved pathway continues along the side of the property, providing convenient access to the rear garden.
Entrance Vestibule & Hallway
The inviting hallway is accessed via a upvc door and is finished with light grey walls and grey laminate flooring, creating a fresh and neutral first impression. Further features include a ceiling light, smoke detector, radiator and power point. Two useful built in storage cupboards provide excellent storage.
Lounge
3.520m widening to 3.879m x 3.960m (11'06" widening to 12'08" x 12'11")
The bright and welcoming lounge is finished with white painted walls and grey laminate flooring, creating a fresh and neutral living space. Two front facing windows flood the room with natural light, while an electric fire provides an attractive focal point. A useful recessed nook offers flexibility for a variety of uses, whether as a dining area or a dedicated home office space. Further features include a ceiling light, radiator, smoke detector and power points.
Kitchen
2.194m x 3.844m (7'02" x 12'07")
The stylish, well appointed kitchen is fitted with a range of white wall and floor mounted units, complemented by contrasting grey work surfaces. White painted walls, marble effect splashback and laminate flooring complete the clean, contemporary finish.
Well equipped for everyday living, the kitchen features an under counter oven, four ring induction hob and black extractor hood, alongside an integrated dishwasher. A freestanding fridge freezer is also included in the sale, with additional space provided for a washing machine. The sink area is fitted with a stainless steel sink and mixer tap. Two rear facing windows allow plenty of natural light into the room, complemented by a ceiling light. Further features include a useful built in cupboard, radiator, heat detector and power points.

Bedroom

3.964m x 3.669m (13'00" x 12'00")

This well proportioned bedroom offers a comfortable and relaxing space, finished with white walls and soft carpet flooring. A corner wardrobe provides useful hanging and shelving space, helping to maximise storage. Two front facing windows allow plenty of natural light to fill the room, complemented by a ceiling light. Further features include a radiator and power points.

Bathroom

2.180m x 1.530m (7'01" x 5'00")

The bright and well presented bathroom is finished in neutral tones, with black and white patterned vinyl flooring complemented by tiled and white painted walls, creating a fresh and easy to maintain space. The suite comprises a bath with an overhead shower, pedestal sink and close coupled toilet. Further features include a window allowing natural light and ventilation, ceiling light, extractor fan and wall mounted heater.

Rear Garden

The spacious rear garden offers an attractive outdoor space, laid to lawn and providing plenty of room for outdoor seating, dining and entertaining. Enclosed by fencing, the garden enjoys a pleasant outlook over the neighbouring field to the rear, creating a lovely sense of openness.

With ample space to relax and enjoy the outdoors, this is a lovely addition to the property, offering plenty of potential to make the most of the warmer months.

Additional Items

All fitted floor coverings, kitchen items mentioned, blinds and light fittings are included in the sale.

All information provided by the listing agent/broker is deemed reliable but is not guaranteed and should be independently verified. No warranties or representations are made of any kind.

VIEWING

Arrange an appointment through RE/MAX Property Livingston on 01506 418555 or with Lorna MacDonald direct on 07778 547461.

OFFERS

All offers should be submitted to: RE/MAX Property, RE/MAX House, Fairbairn Road, Livingston, West Lothian, EH54 6TS.Telephone 01506 418555 Fax 01506 418899.

INTEREST

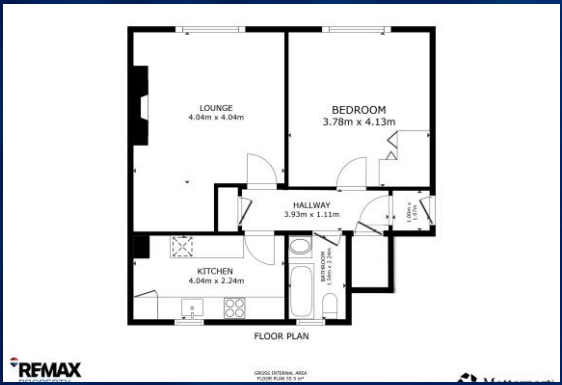
It is important your legal adviser notes your interest; otherwise this property may be sold without your knowledge.











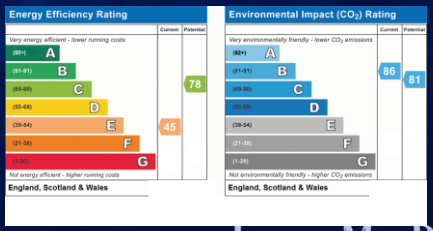


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REMAX Property



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