



## 255 Climpy Road

Forth, ML11 8EW

Fixed Price £328,500



\*\*\*NEW FIXED PRICE UNDER HR VALUATION - CHAIN FREE SALE\*\*\* Enjoying a semi-rural position on the outskirts of the village of Forth with unrivalled views across countryside and beyond, this amazing 3 bedroom semi-detached cottage has featured an extensive renovation in recent years to offer up a wonderful home for buyers of all ages. Located only 9 miles from Lanark and 16 miles from Livingston, the location offers a peaceful escape from the sprawling housing estates that span the central belt yet is within easy reach of all the major amenities. The property represents a rare opportunity to own a unique home that more than blends the old with the new.



### Client Comments

"The house is amazing, peaceful setting with scenic views across to Tinto. Very cosy in the winter with the log burners lit. Location is handy for Glasgow and Edinburgh, whilst also local to Lanark and Livingston."

### Description

255 Climpy Road is a home that must be viewed to be fully appreciated. At a near 2000 sqft, the accommodation is an impressive living and entertaining home that will appeal to variety of buyer motivations. The bulk of the property lies across 1 floor, whilst a lower level family room provides an additional living and socialising space. The main hub of the home is the fabulous open plan kitchen, dining and sitting area, perfectly suiting day to day family meals whilst offering a wow factor when hosting guests. A full height feature window offers excellent views across the garden to the rear, whilst the multi fuel stove is well enjoyed during the colder, winter months.

Three generous sized double bedrooms cater for a family of varying size, with the master bedroom including fitted wardrobes and a stylish en-suite shower room. All 3 bedrooms overlook the back garden and provide the attractive views across the rear that the property affords. An additional shower-room can be found elsewhere within the property and has recently been renewed to assist the needs of a busy family. A home office is ideally suited for children studying or those working from home whilst a separate utility is a laundry room that stores additional essential appliances.

Externally the property offers wonderful views across open farmland to the south-west at the rear, including a stunning view of nearby Tinto Hill. The garden is a further entertaining area that will be enjoyed throughout the day into the evening and a perfect space for hosting summer BBQ's. The addition of a substantial summer house provides a further social area to enjoy year round with bi-fold doors opening onto the patio.

### Location

The small village of Forth is found within South Lanarkshire and offers a traditional high street with a selection of services catering for everyday needs, including a supermarket and doctors surgery with chemist. A primary school with nursery can be found within the village, with secondary school catchment provided in nearby Carluke. The village sports centre offers a gym and swimming pool to supply good leisure facilities. Nearby rail links can be found at Breich and Shotts, with a selection of major road networks also easily accessible.

Living Room 24'9" x 13'4" (7.56m x 4.07m)

Kitchen / Sitting / Dining Room 28'1" x 16'2" (8.57m x 4.93m)

Utility Room 10'4" x 5'0" (3.16m x 1.54m)

Bedroom 1 16'4" x 10'3" (4.98m x 3.13m)

En Suite 10'3" x 5'5" (3.13m x 1.66m)

Bedroom 2 15'0" x 10'2" (4.59m x 3.12m)

Bedroom 3 15'0" x 9'4" (4.59m x 2.87m)

Shower Room 9'8" x 6'7" (2.96m x 2.02m)

Office 11'10" x 5'0" (3.62m x 1.54m)

Summer House 20'5" x 15'2" (6.23m x 4.64m)

### Extras

All blinds, light fittings, floor coverings, integrated Fridge-Freezer and dishwasher included in the sale. Any other items by separate negotiation.

### Key Info

Home Report Valuation: £335,000  
Total Floor Area: 180m<sup>2</sup> ( 1940 ft<sup>2</sup> )  
Parking: Off-road  
Heating System: Oil  
Council Tax: C - £1759.32 per year  
EPC: D

### Disclaimer

Early internal viewing is recommended. Viewings are available seven days a week and are subject to appointment with Brown & Co Properties. It is important your legal adviser notes your interest in this property or it may be sold without your knowledge. Free independent mortgage advice is available to all buyers via our in-house advisor JB Mortgage Solutions.

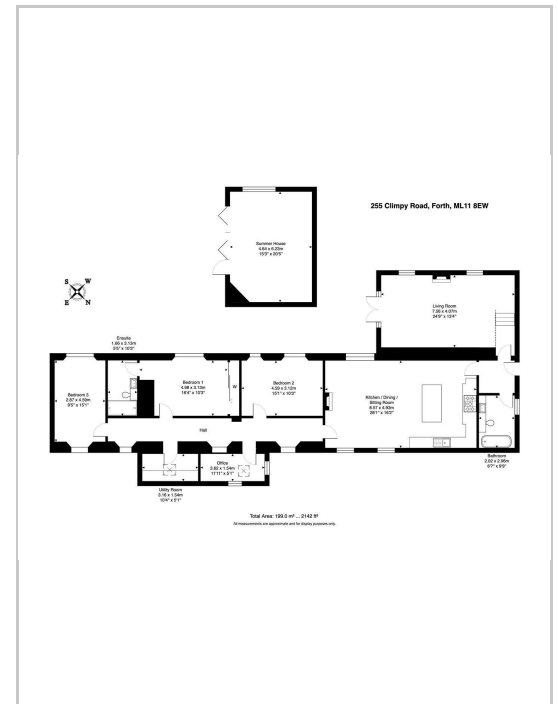
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## Area Map



## Floor Plans



## Energy Efficiency Graph

