



AB Properties



1 Mornington Grove  
, Blackwood, ML11 9GQ

Offers over £174,000







Situated within a popular private residential development in Blackwood, this immaculate three-bedroom semi-detached property offers modern family living in a peaceful, semi-rural setting. Set over two levels, the home provides generous accommodation throughout.

The ground floor comprises a welcoming entrance hallway with a convenient WC, a bright and spacious lounge, and a magnificent dining kitchen. The kitchen is fitted with a range of modern appliances including a fridge-freezer, dishwasher, ceramic hob, extractor hood, mid-height oven, and microwave. A large storage cupboard adds practicality, while French doors open out to the rear garden, creating a seamless indoor-outdoor flow.

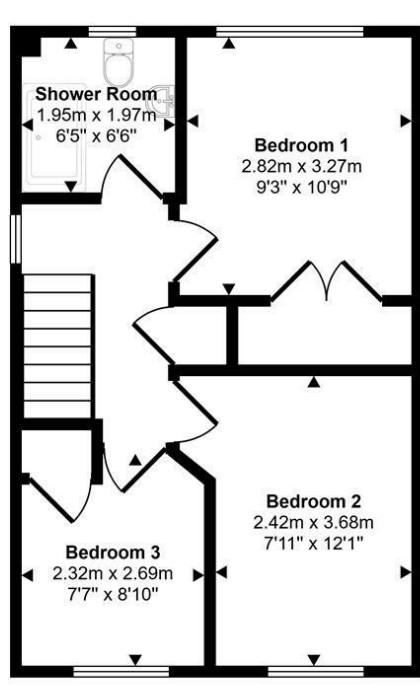
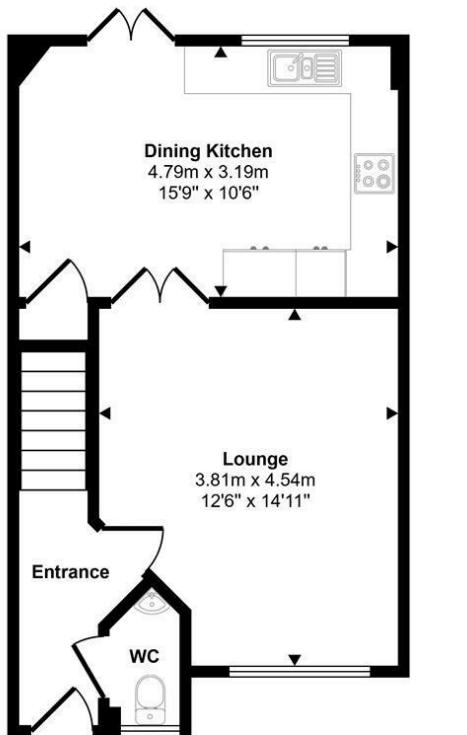
Upstairs, the accommodation includes a stylish shower room, a storage cupboard, and three generously sized bedrooms. Two of the bedrooms benefit from the luxury of fitted storage cupboards.

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

Externally, the front garden features a low-maintenance astro-turf lawn, while a paved and chipped driveway to the side provides ample off-street parking. The rear garden has been primarily laid to lawn and includes two attractive paved patio areas, ideal for outdoor dining or relaxing, along with a timber shed for additional storage.

Blackwood is a well-connected semi-rural village offering local schooling and amenities, with a wider range of shops and recreational facilities available in the nearby towns of Lanark and Hamilton. For commuters, the M74 motorway is close at hand, providing easy access to Glasgow and other major towns and cities across the Central Belt.

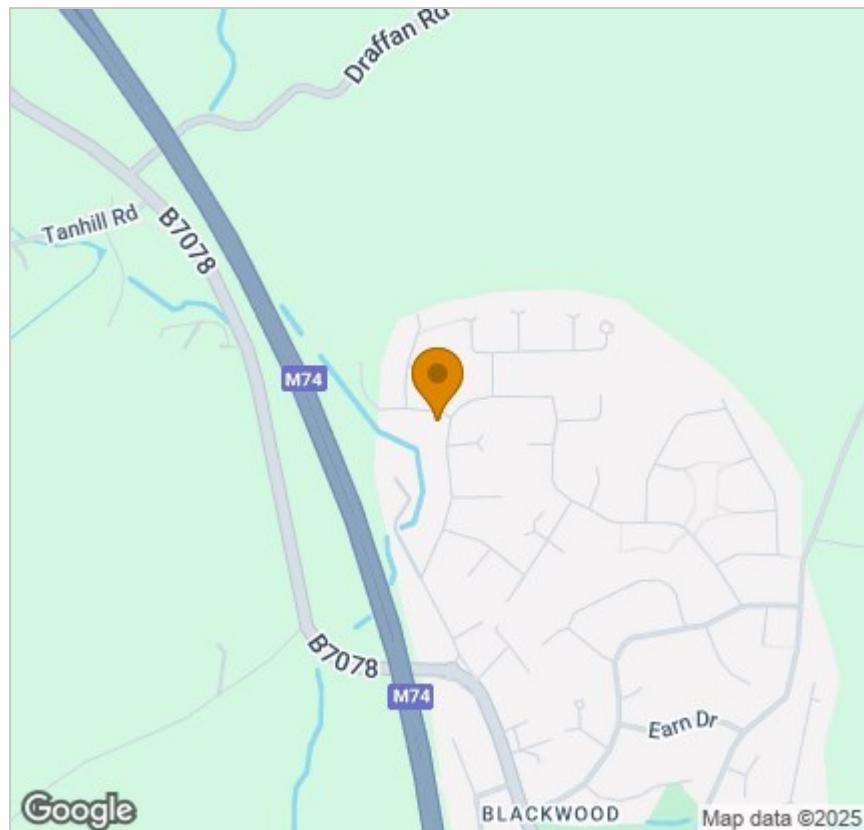
Approx Gross Internal Area  
79 sq m / 846 sq ft



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.

## 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
Scotland			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			
Scotland			

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