



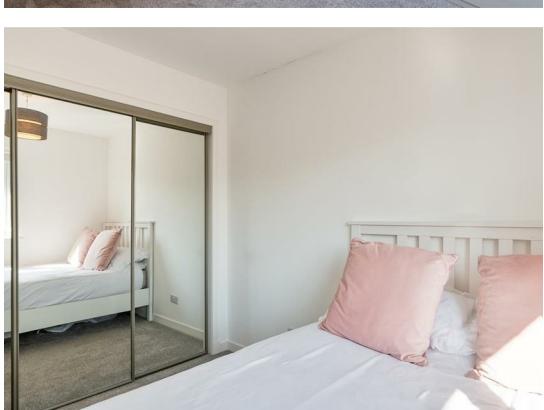
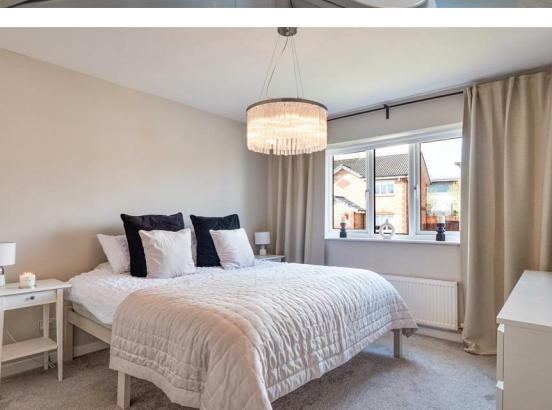
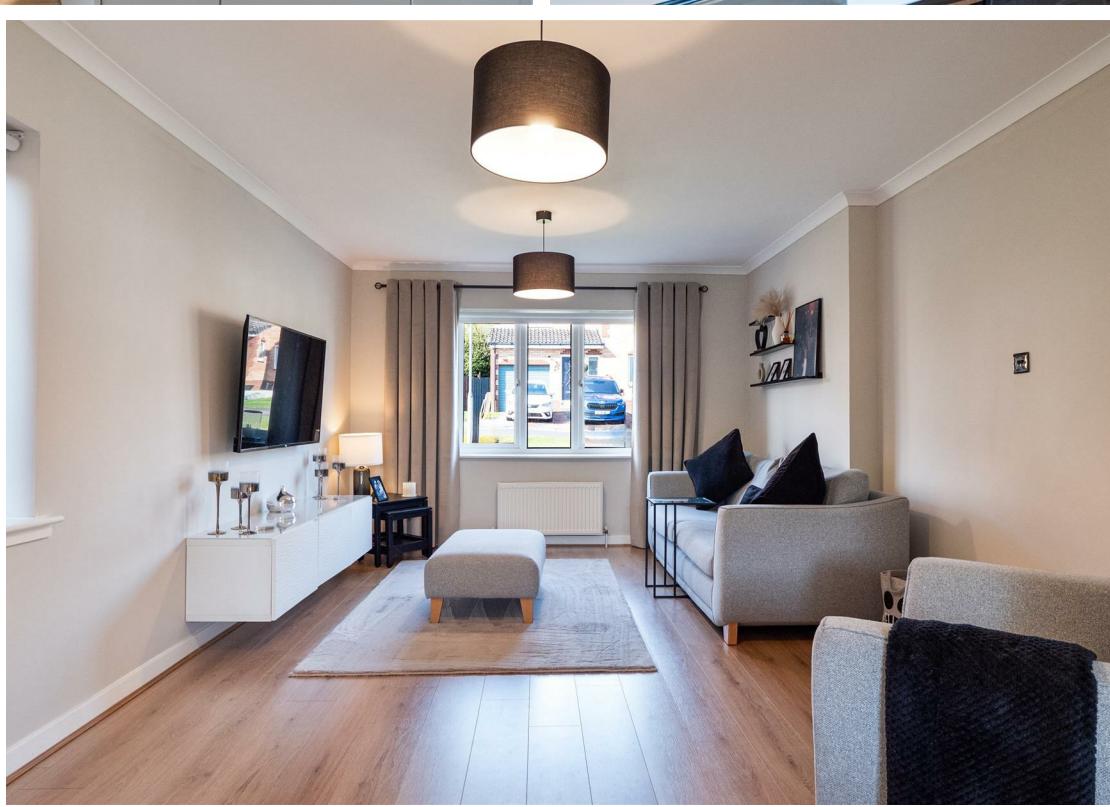
AB Properties

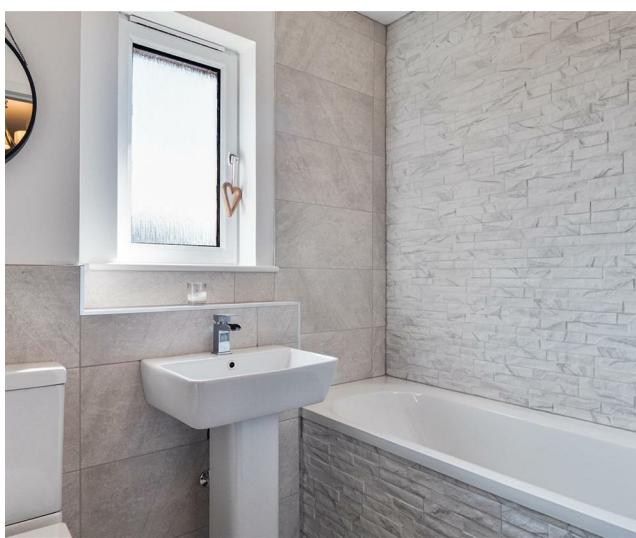


7 Forsyth Court
, Lanark, ML11 7BQ

Offers over £279,995







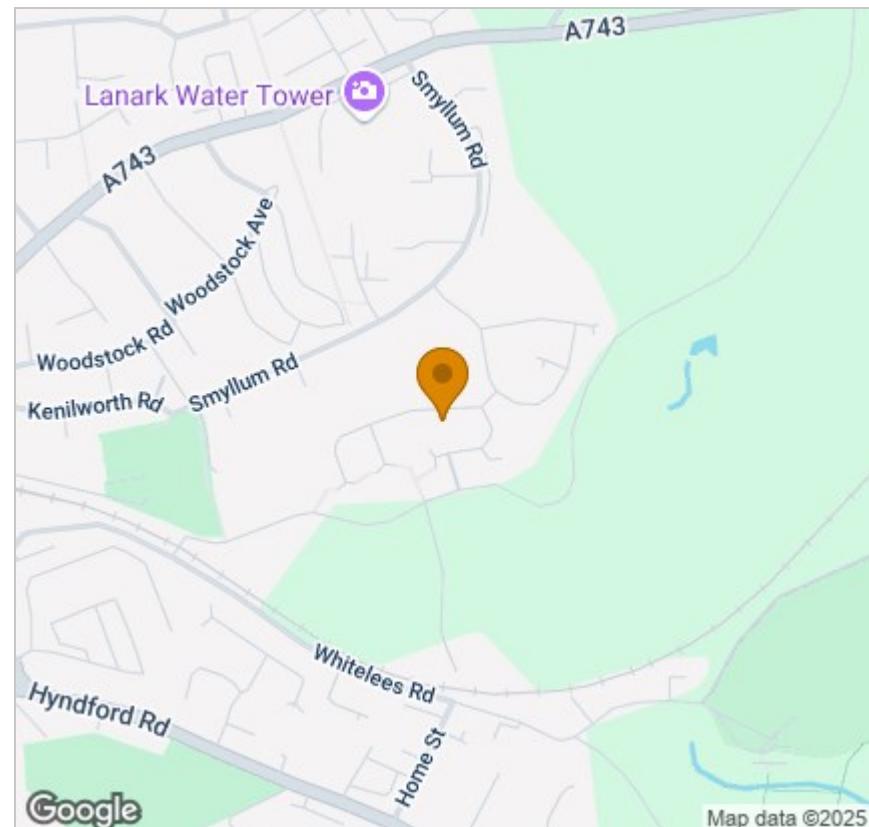
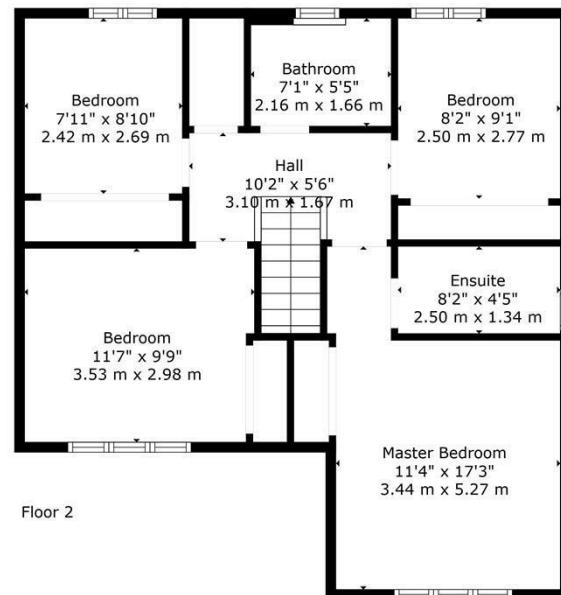
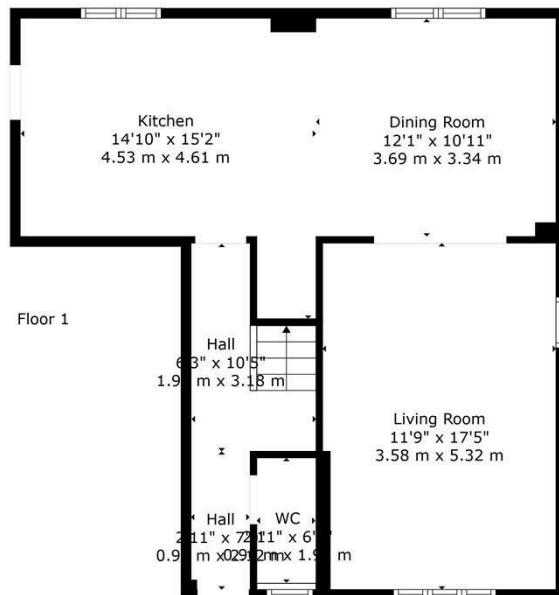
Situated within the sought-after residential development of Forsyth Court in Lanark, this beautifully presented four-bedroom detached villa offers spacious and versatile accommodation, perfect for modern family living.

Set across two levels, the ground floor features a welcoming entrance hallway, a convenient WC, and an impressive open-plan kitchen, dining and lounge area arranged in a stylish L-shape layout — the true heart of the home. The kitchen is well-appointed with a range of integrated appliances including a mid-height double oven, ceramic hob, and extractor hood, ideal for both everyday use and entertaining.

Upstairs, a bright hallway leads to a sleek and modern family bathroom with shower over bath, and four generously proportioned bedrooms. Three of the bedrooms benefit from fitted wardrobes, while the master suite enjoys the added luxury of its own ensuite shower room.

Externally, the property continues to impress with a neatly maintained front lawn, a double driveway, and access to a double garage which has been lined and fitted with power. To the rear, the fully enclosed south-facing garden provides a private retreat, predominantly laid to lawn with a lovely decked patio — perfect for relaxing.

This outstanding home is move-in ready and situated in a quiet, family-friendly location just a short distance from Lanark town centre and local amenities.



Energy Efficiency Graph

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

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

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.

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