AB Properties

2 Carmuir

Forth, Lanark, ML11 8AR

Offers over £175,000

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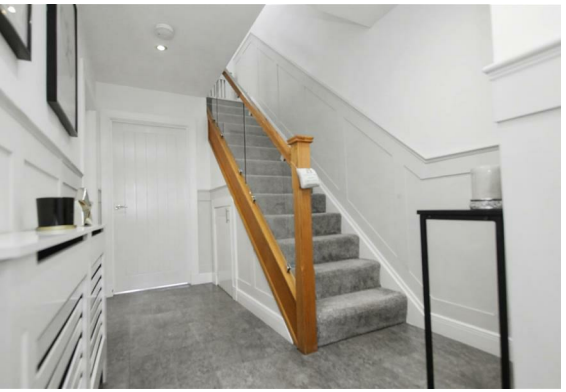

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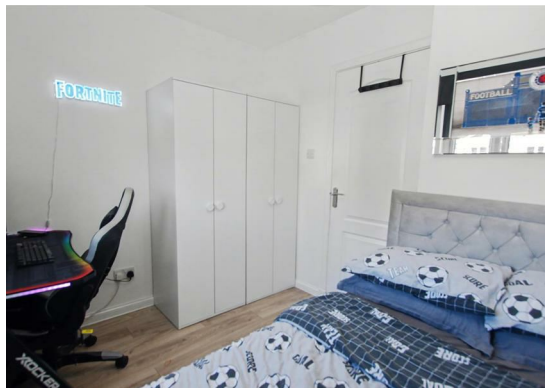

FORTNITE

AB Properties are delighted to present to the market this immaculate semi-detached villa situated within a prestigious location in the village of Forth, only a 15-minute drive from popular towns of Lanark and Carluke.

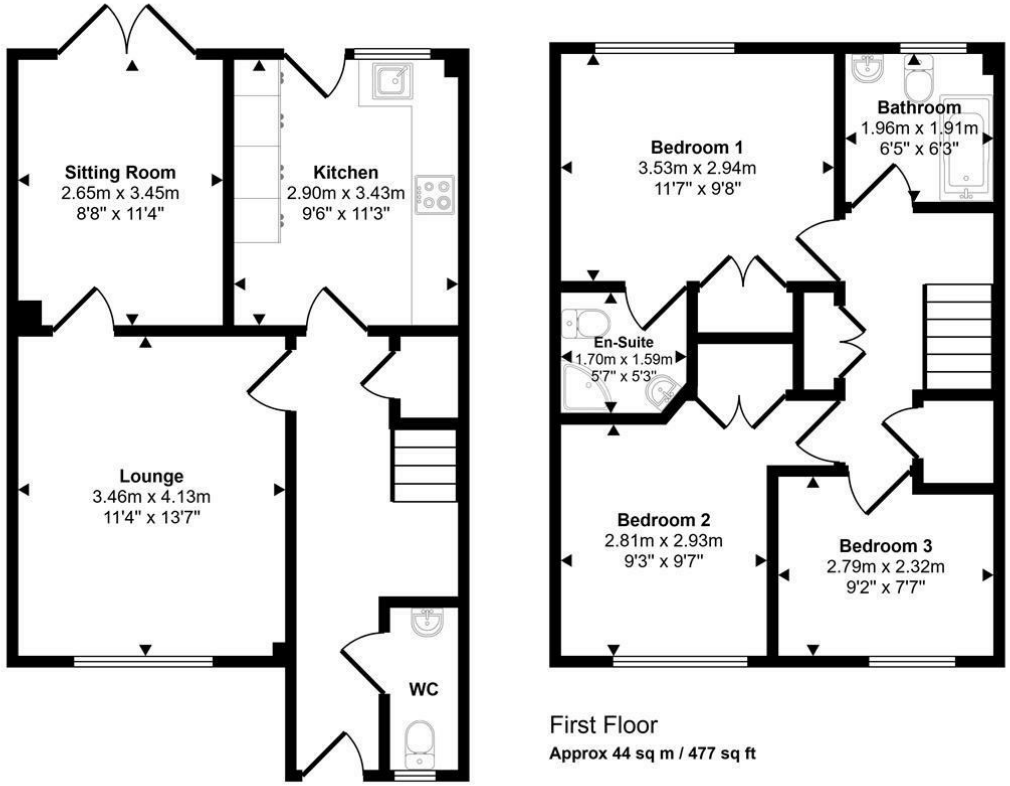
The property boasts generous accommodation arranged over two levels with the ground floor comprising of a welcoming entrance hallway, a convenient WC, a bright and spacious lounge and a second sitting room or dining room with patio doors giving access to the rear garden. The ground floor is completed with a magnificent kitchen which includes a range of integrated appliances including a microwave, dishwasher, two mid-height ovens, an induction hob and a quooker style boiling water tap. A beautiful glass staircase gives access to the upper landing, a stylish family bathroom with shower over the bath and three generously sized bedrooms; two of which have the luxury of fitted wardrobes and the master further benefits from an ensuite shower room.

Additionally, the property benefits from oil central heating, double glazing and ample storage facilities.

Externally, there are generous lawns to the front and side of the property and a driveway providing ample off-street parking. The private south-facing rear garden has been landscaped with chips and a paved patio for easy maintenance.

Forth is an idyllic village located only a short drive from the larger towns of Lanark and Carluke. Livingston, with its great shopping centres, is only a twenty minute drive. Edinburgh City Bypass is only a thirty minute drive, giving access to East Central Scotland. The M74 is only a twenty minute journey giving access to Glasgow and the West of Scotland.

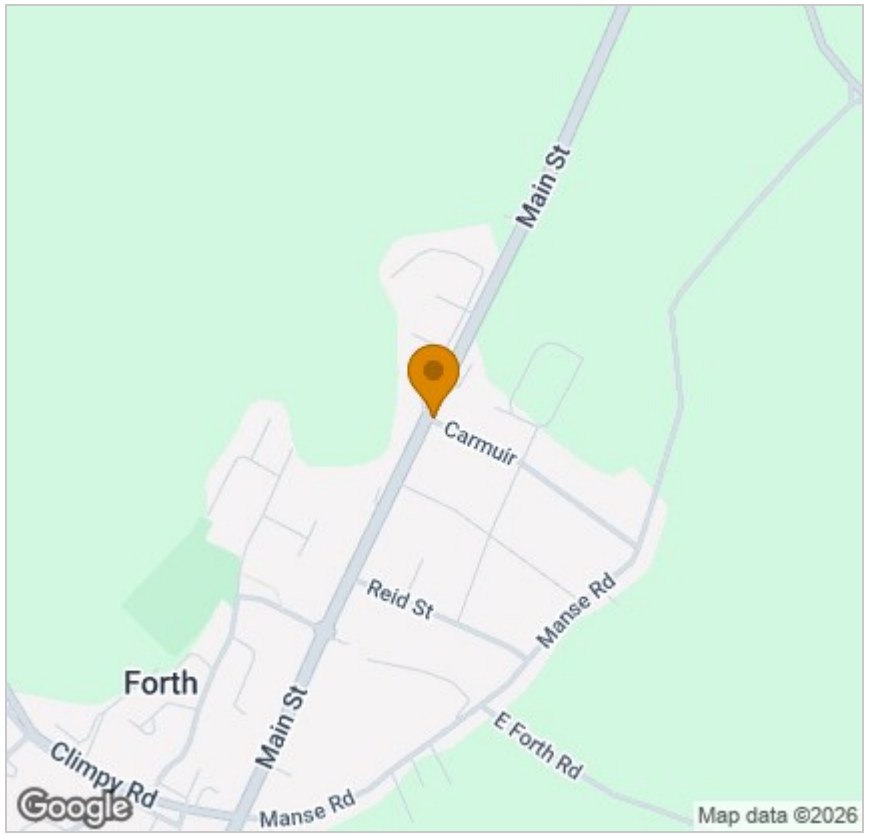
Approx Gross Internal Area
92 sq m / 986 sq ft



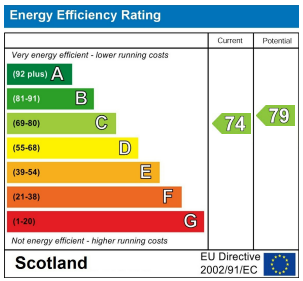
Ground Floor
Approx 47 sq m / 509 sq ft

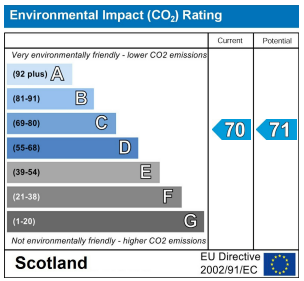
First Floor
Approx 44 sq m / 477 sq ft

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.

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