



AB Properties



45 Lesmahagow Road
, Kirkfieldbank, ML11 9JT

Offers over £98,500



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Situated within a popular and well-established residential area in the charming village of Kirkfieldbank, this spacious two-bedroom semi-detached property is ideal for first-time buyers, small families or investors.

The ground floor comprises a welcoming entrance hallway that leads into a bright and spacious lounge, featuring a large window that floods the room with natural light and a focal point fireplace that adds character and warmth. To the rear of the property is a sizeable kitchen, offering ample worktop and storage space, with a door providing direct access to the rear garden. Completing the ground floor is a well-appointed shower room, conveniently located for ease of access.

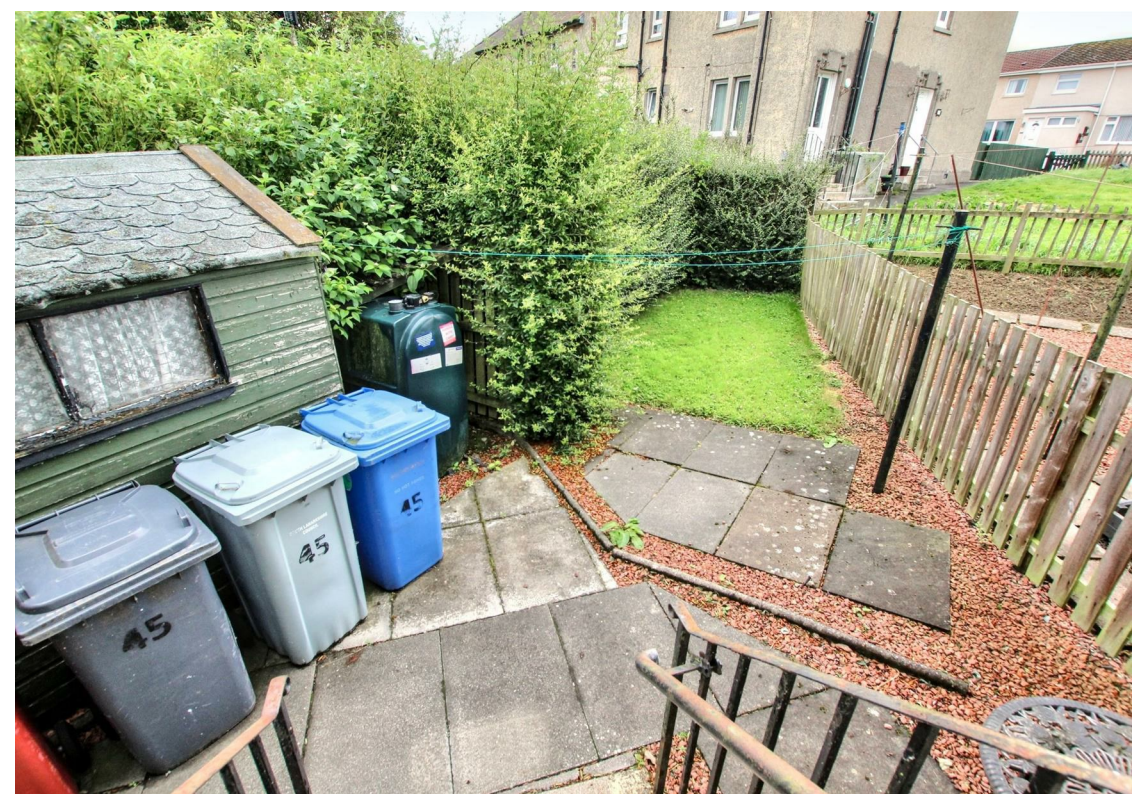
Upstairs, the accommodation continues with two generously proportioned double bedrooms, both of which benefit from built-in storage

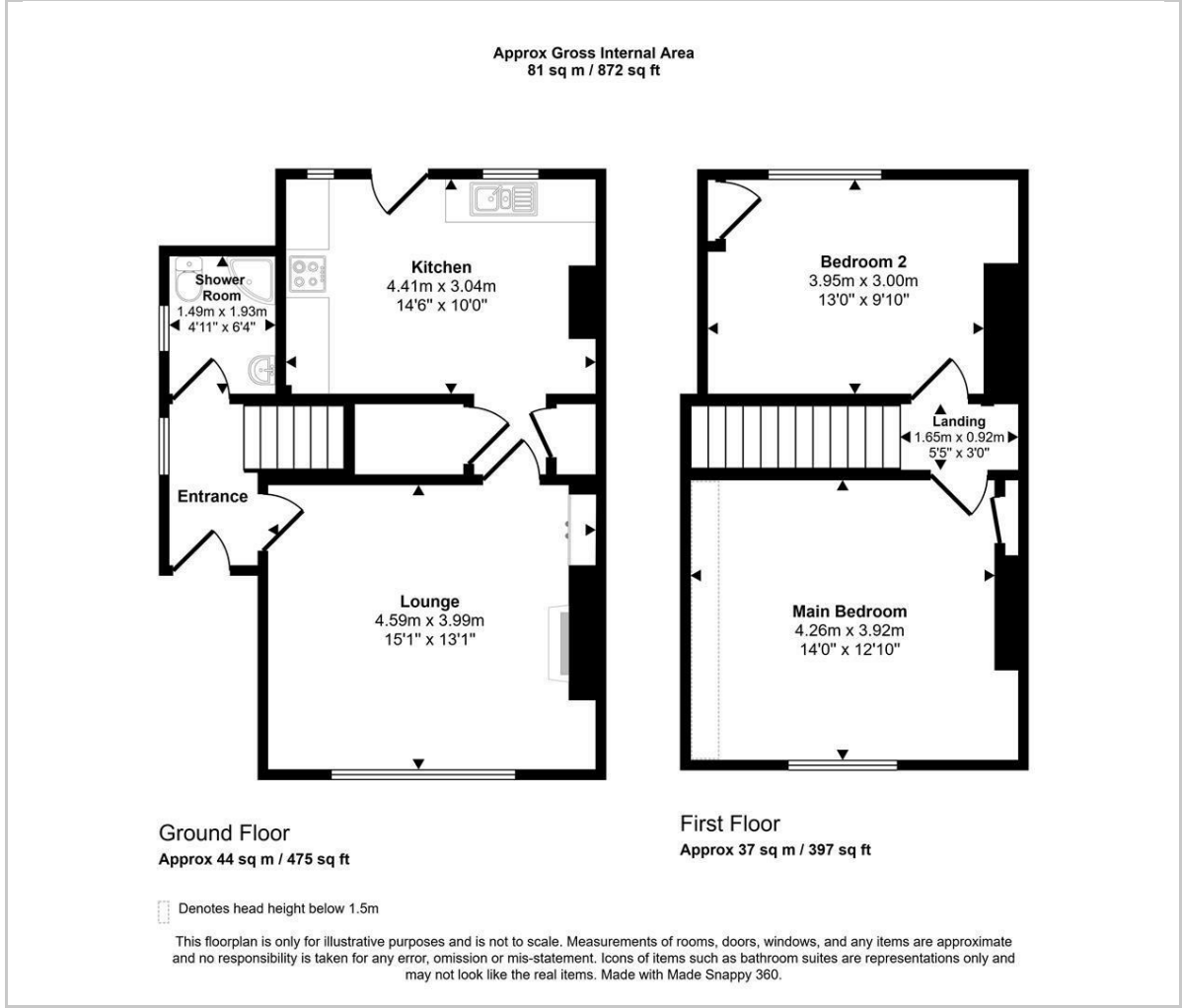
The property further benefits from oil-fired central heating and double glazed windows.

Externally, to the front, there is a substantial paved driveway offering off-street parking for multiple vehicles, bordered by well-maintained lawns that enhance the property's kerb appeal. The rear garden comprises of a paved patio area, a neat lawn, decorative chips, and a timber shed providing useful additional storage.

Kirkfieldbank is a picturesque and sought-after location nestled in the heart of South Lanarkshire's Clyde Valley. Renowned for its scenic landscapes and tranquil atmosphere, it offers the perfect balance of rural living with convenient access to the neighbouring town of Lanark. Here, residents can enjoy a wide range of amenities including shops, restaurants, leisure facilities, schools, healthcare services, and excellent transport links, including a mainline train station offering regular services to Glasgow and beyond.

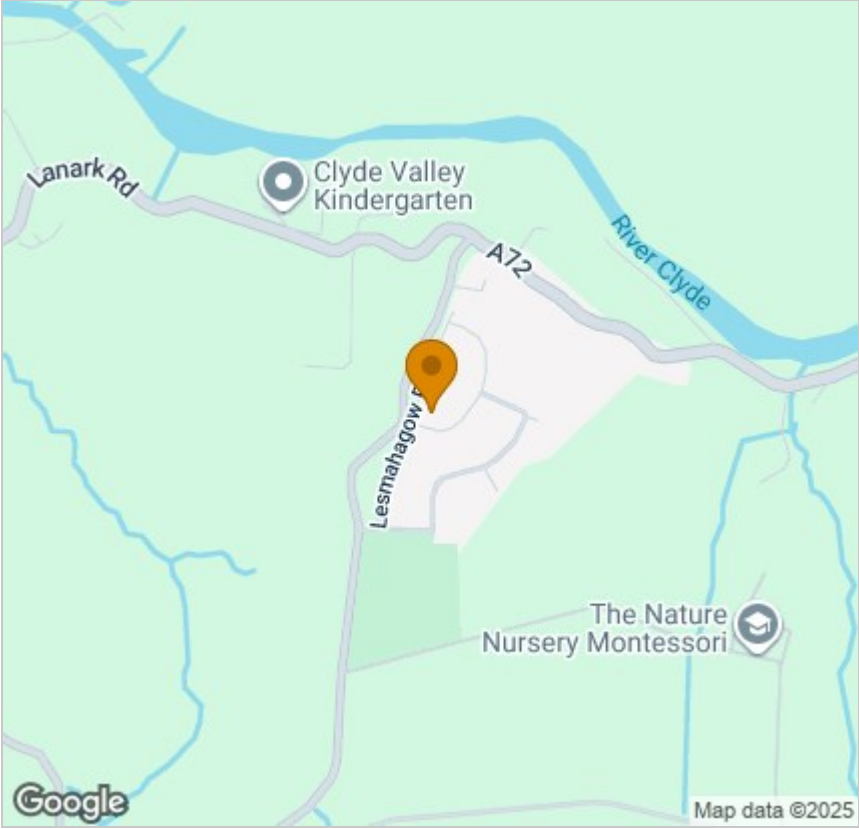




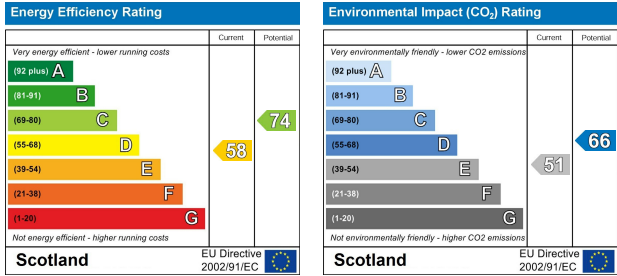


Viewing

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



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