



AB Properties



103 Station Road

, Law, ML8 5LP

Offers over £375,000



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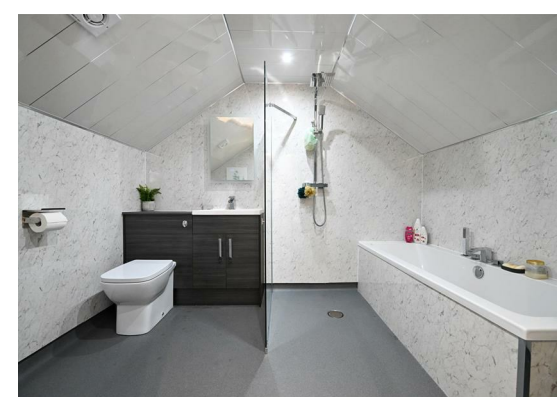
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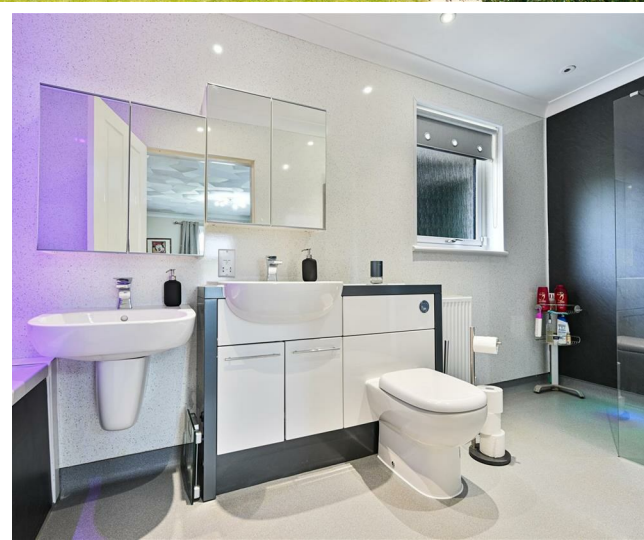
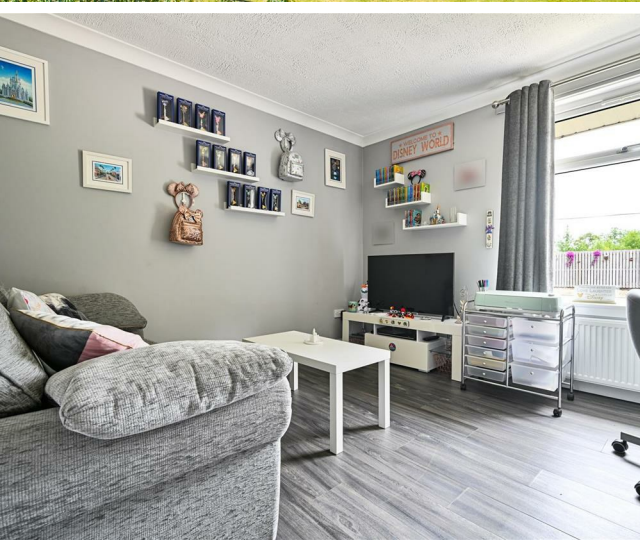
Nestled within the sought-after village of Law, this exceptional five-bedroom detached family home offers an impressive combination of generous living space and outstanding energy efficiency. Set within beautifully maintained gardens and extending to approximately 2,049 sq. ft. this versatile property is perfectly suited to modern family living.

The welcoming entrance hall leads to an excellent selection of bright and spacious accommodation. A superb living room provides an ideal setting for relaxation, while the separate family room offers additional flexible living space for everyday family life or entertaining. The dining room sits conveniently adjacent to the well-appointed kitchen, creating an ideal layout for both formal dining and casual meals. A practical utility room provides further storage and laundry facilities with direct access to the garage. The ground floor also features a generous principal bedroom complete with its own en-suite shower room and a further office which provides the perfect home-working environment and could alternatively be utilised as a fifth bedroom.. A modern family bathroom completes the ground floor accommodation.

On the first floor are two spacious double bedrooms, both benefiting from en-suite shower rooms, providing privacy and comfort for family members or guests.

Designed with sustainability in mind, this impressive home benefits from a range of eco-friendly features, including solar panels and an air source heat pump, providing enhanced energy efficiency, lower running costs and reduced environmental impact.

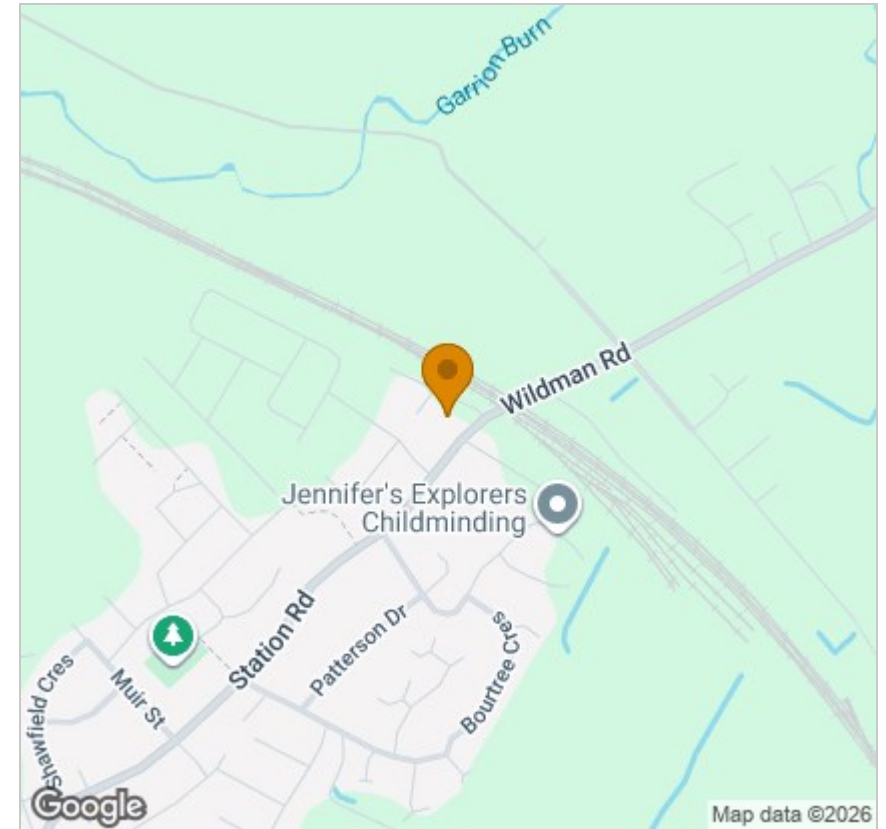
Externally, the property occupies an attractive, well-established plot with a substantial impressed concrete driveway offering ample off-street parking for multiple vehicles and leading to the large integral garage. The enclosed rear garden enjoys an excellent degree of privacy and features generous lawned areas, a paved patio ideal for outdoor entertaining, mature planting and a charming garden summerhouse.



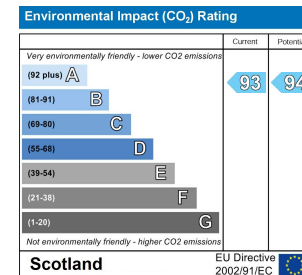
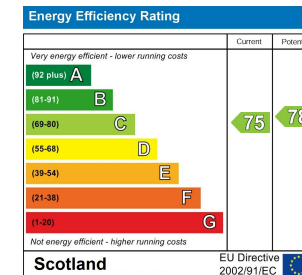


TOTAL: 2049 sq. ft, 190 m2
 Ground floor: 1564 sq. ft, 145 m2, 1st floor: 485 sq. ft, 45 m2
 EXCLUDED AREAS: GARAGE: 383 sq. ft, 36 m2, UTILITY: 74 sq. ft, 7 m2, STORAGE: 24 sq. ft, 2 m2,
 LOW CEILING: 369 sq. ft, 32 m2, LOFT: 197 sq. ft, 18 m2, WALLS: 245 sq. ft, 25 m2

Illustration for Identification Purposes Only - Measurements Are Approximate



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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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