



AB Properties



39 Bourtree Crescent  
, Law, ML8 5GH

Offers over £179,995







Immediately available spacious semi detached villa in sought after residential area of Law.

The property offers generous accommodation throughout with the ground floor comprising of; a welcoming entrance hallway with convenient WC and storage, a bright lounge, and a well appointed kitchen with space for appliances and French doors which open to the rear gardens.

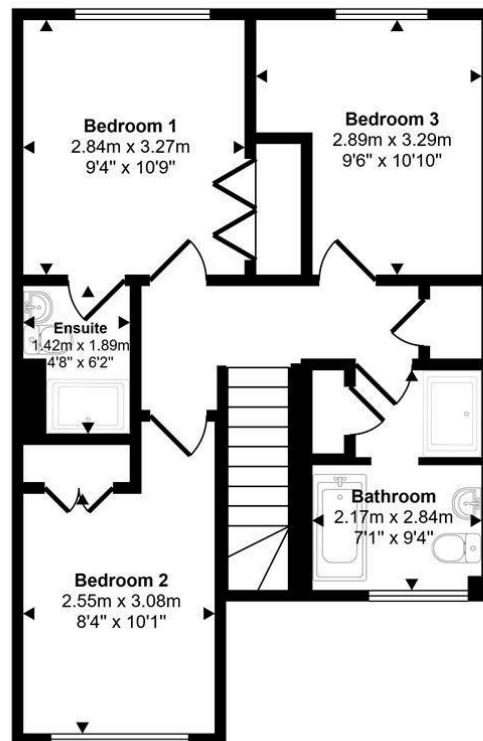
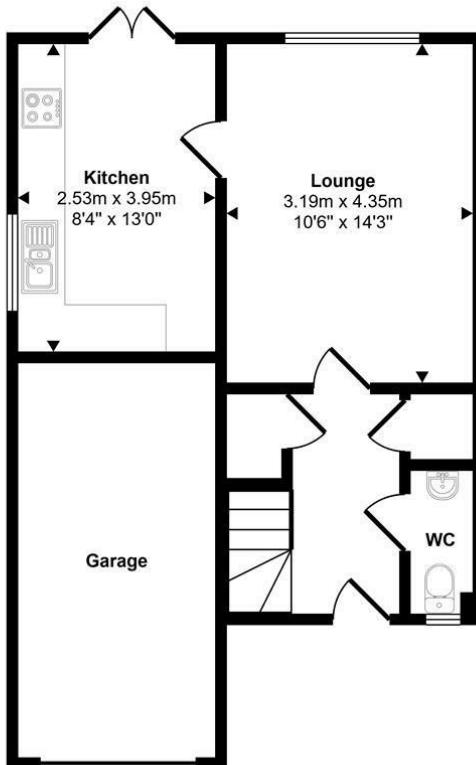
Upstairs offers three large bedrooms, two of which have the benefit of fitted storage, and a contemporary family bathroom. Two of the bedrooms boast fitted wardrobes and the primary bedroom offers an ensuite shower room.

Further benefits of this lovely property are gas central heating and double glazing which are installed throughout.

Built on a large plot, there are sizeable gardens to the front, rear and side, which have been landscaped with neat lawns and paving. A driveway provides secure off street parking and leads to a single garage for further secure parking or garden storage.

The village of Law offers an ample range of amenities including a local primary school and essential shops with a wider range in nearby towns of Wishaw and Carluke. The scenic Clyde Valley is only a short drive away. For the commuter, the M74 and M8 are a short drive away and railway network links are also easily accessible via park and ride facilities at Wishaw and Carluke train stations.

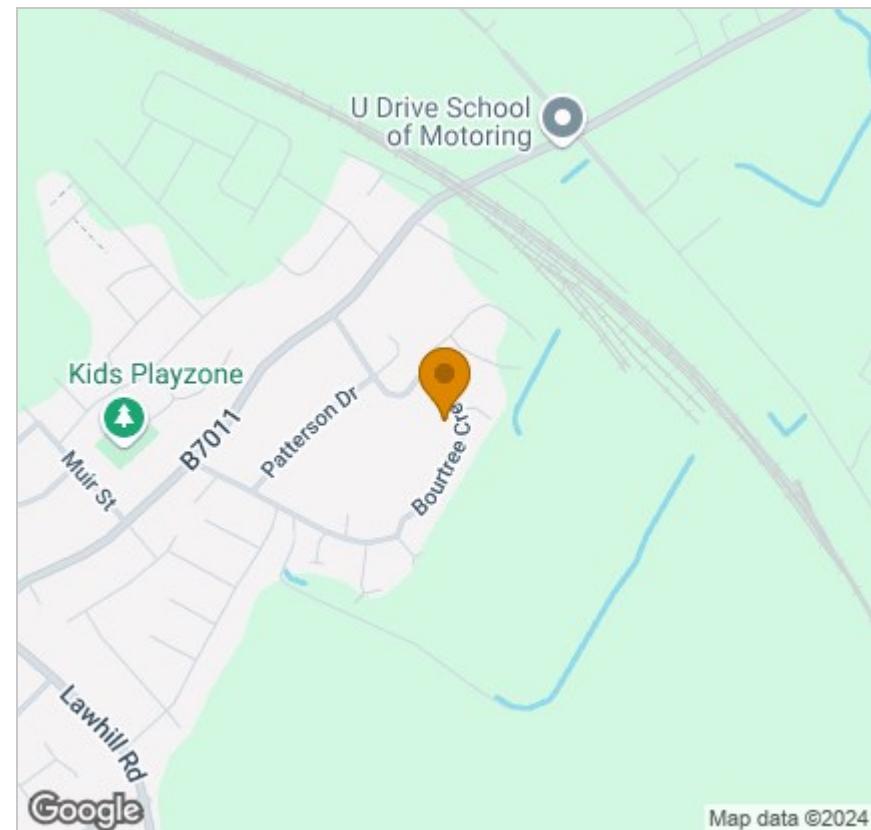
Approx Gross Internal Area  
96 sq m / 1035 sq ft



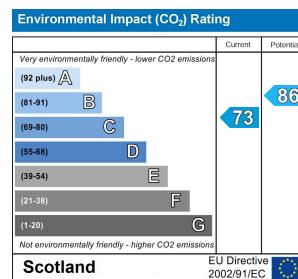
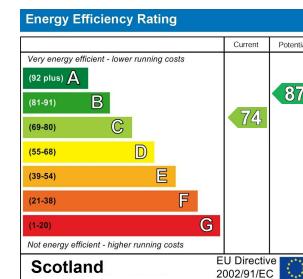
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the 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



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.