



AB Properties

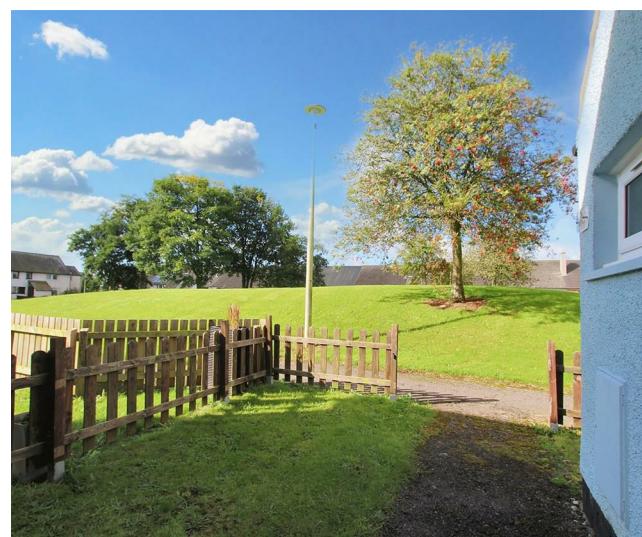


2 Covington Oval
, Carstairs Junction, ML11 8RU

Offers over £89,995







Well-presented mid terraced villa situated within the popular village of West End, Carstairs Junction.

This property boasts generous accommodation arranged over two levels with the ground floor comprising of a welcoming entrance hallway, a spacious lounge, a contemporary shower room, and a spacious dining kitchen with an integrated oven, electric hob, and ample space for additional appliances. The kitchen has a large storage cupboard and rear porch which gives access to the gardens.

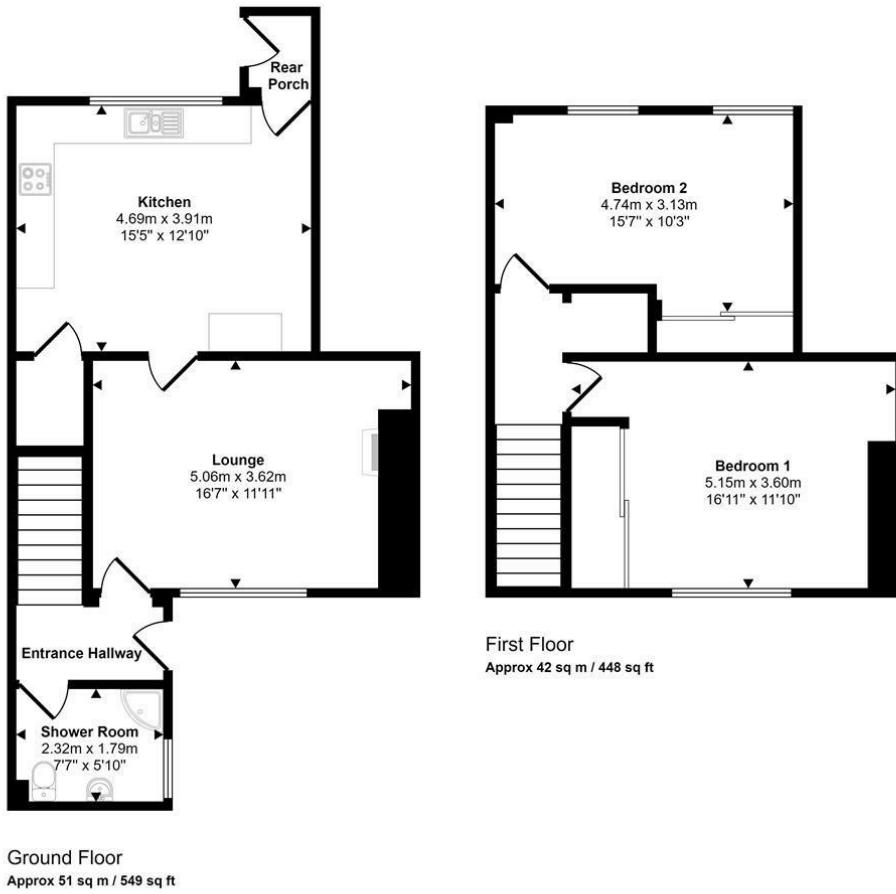
Upstairs offers two sizable bedrooms which both benefit from fitted wardrobes, and a storage snug.

Further benefits include an air source heat pump and double glazed windows are installed throughout.

Externally there are well proportioned gardens to the front, rear and side. The rear gardens have been finished with paving slabs for easy maintenance.

There is a carpark with ample space for residents and visitors.

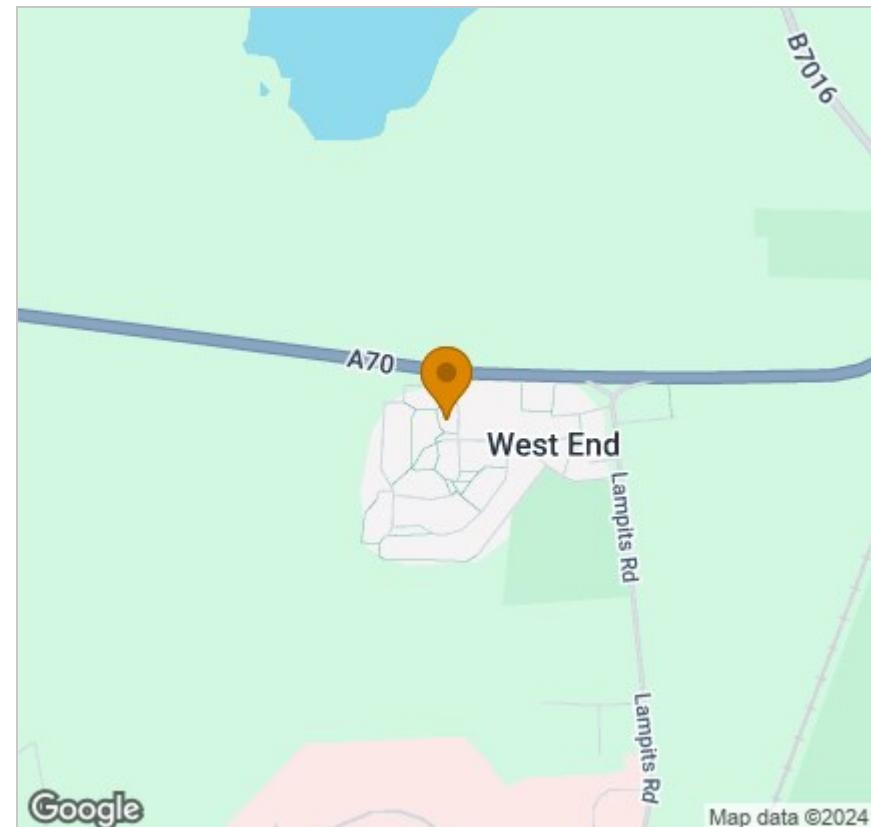
Carstairs Junction is ideally situated for the commuter to either Edinburgh or Glasgow. Edinburgh City Bypass is only a twenty minute drive away, giving access to East Central Scotland. The M74 is only a twenty five minute journey giving access to Glasgow and the West of Scotland. Livingston, with its substantial shopping centres, is also only a short drive away.



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

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	

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