

AB Properties

Rowanbank Howgate Road
, Roberton, ML12 6RS

Offers over £325,000

4 1 3 F



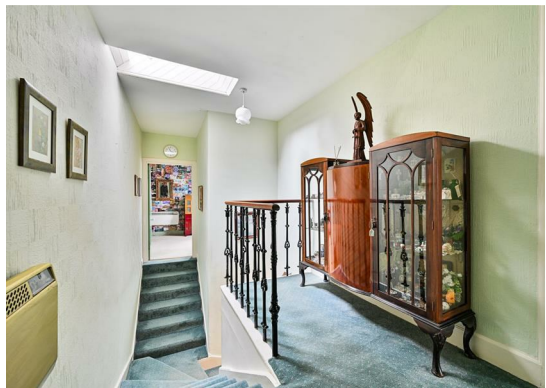


















Nestled within the idyllic village of Roberton, this charming four-bedroom traditional detached villa enjoys a picturesque rural setting with outstanding views towards Tinto Hill and Roberton Burn. Surrounded by beautiful countryside and mature gardens, this characterful home offers generous and versatile accommodation, presenting a wonderful opportunity for buyers seeking peaceful village living.

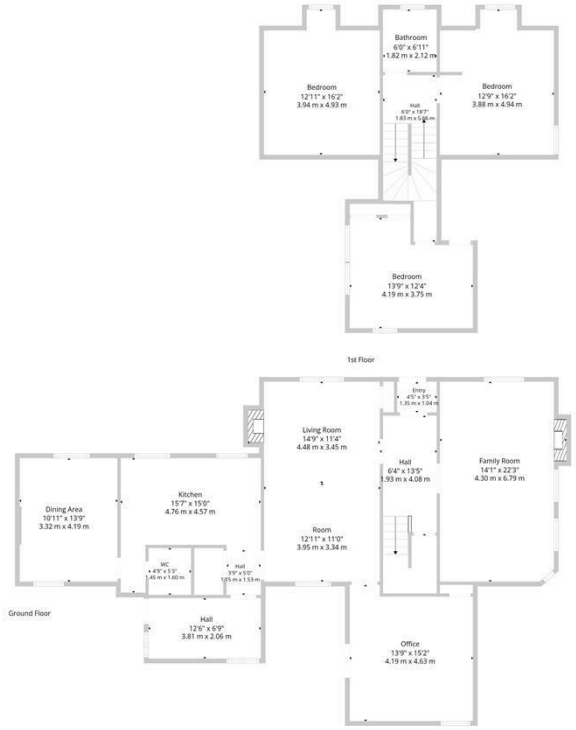
The accommodation begins with a welcoming entrance hallway leading to a spacious family room, offering excellent space for relaxing and entertaining. A further living room provides a cosy retreat, while the adjoining dining room offers additional flexibility. The traditional fitted kitchen offers a range of wooden wall and base units, ample worktop space and room for informal dining. Off the kitchen is a further versatile room which could be used as a fourth bedroom. A convenient utility room and WC complete the ground-floor accommodation.

Upstairs, the property offers three well-proportioned bedrooms, each enjoying its own individual character. A family bathroom, fitted with a three-piece suite comprising a bath with overhead shower, wash hand basin and WC, completes the accommodation.

Externally, the property occupies a generous plot with established gardens featuring mature trees, shrubs and lawn areas, creating a peaceful and private outdoor retreat. A driveway and garage provide off-street parking, while the surrounding countryside offers breathtaking scenery and a wonderful sense of tranquillity.

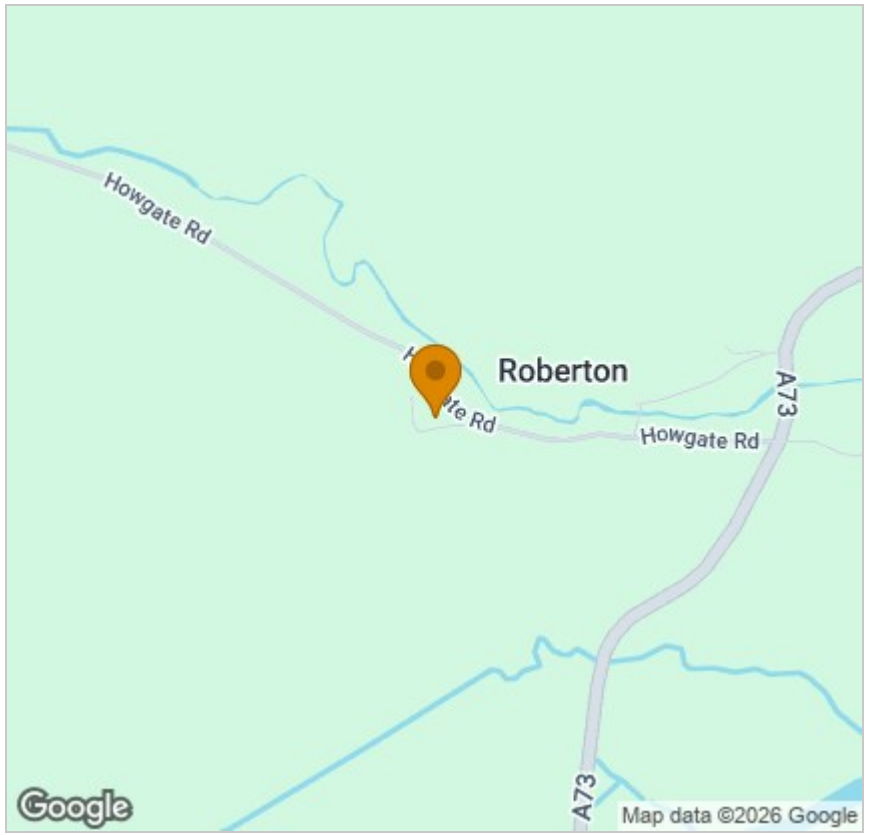
Situated within the picturesque village of Roberton, the property enjoys a beautiful rural location whilst remaining within reach of the amenities available in nearby Biggar and Lanark.

Combining traditional charm, spacious accommodation and an exceptional countryside setting, this delightful home offers fantastic potential for buyers looking to create their dream rural retreat.

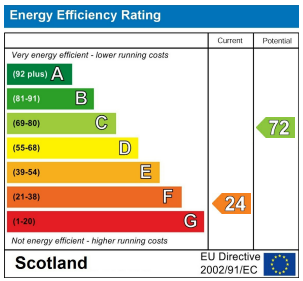


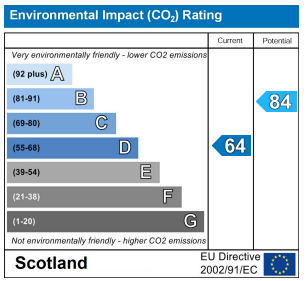
TOTAL: 1696 sq. ft, 158 m2
Ground floor: 1416 sq. ft, 132 m2, 1st floor: 280 sq. ft, 26 m2
EXCLUDED AREAS: FIREPLACE: 16 sq. ft, 2 m2, LOW CEILING: 404 sq. ft, 37 m2, WALLS: 176 sq. ft, 17 m2

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

19 Bannatyne Street, Lanark, Lanarkshire, ML11 7JR
Tel: 01555 660077 Email: admin@ab-properties.co.uk ab-properties.co.uk