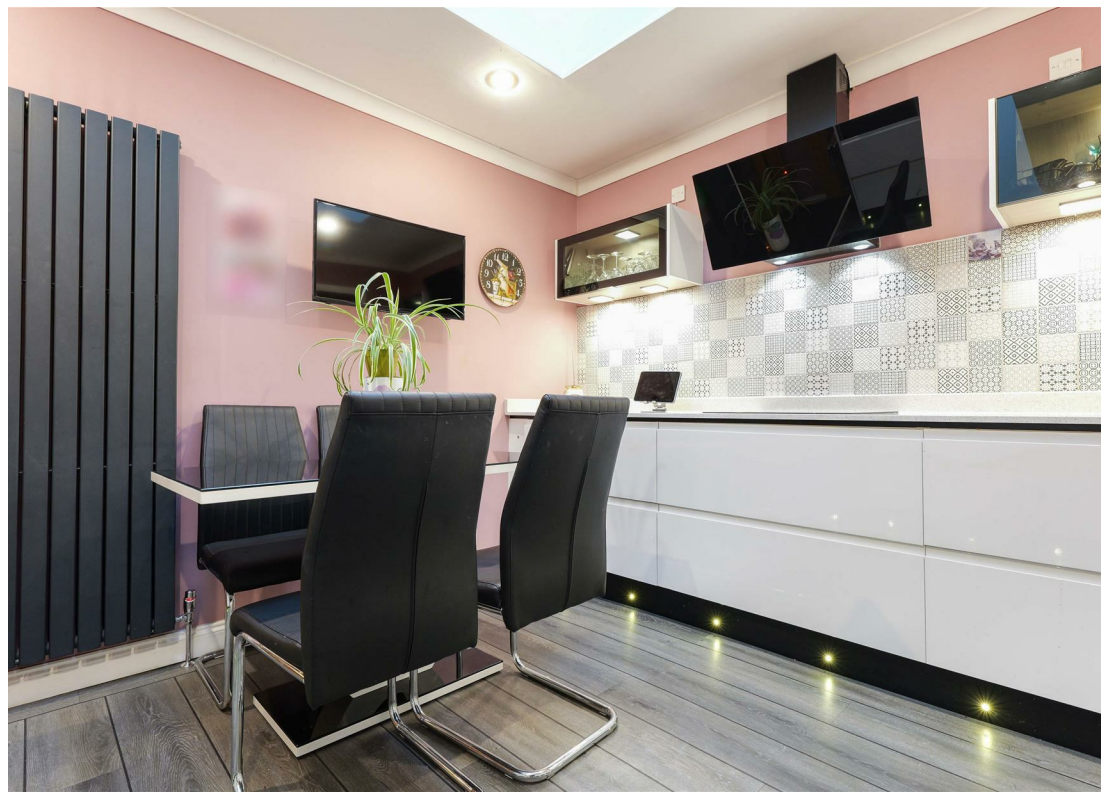




4 Lochknowe Street
, Braidwood, ML8 5PW

Offers over £299,995





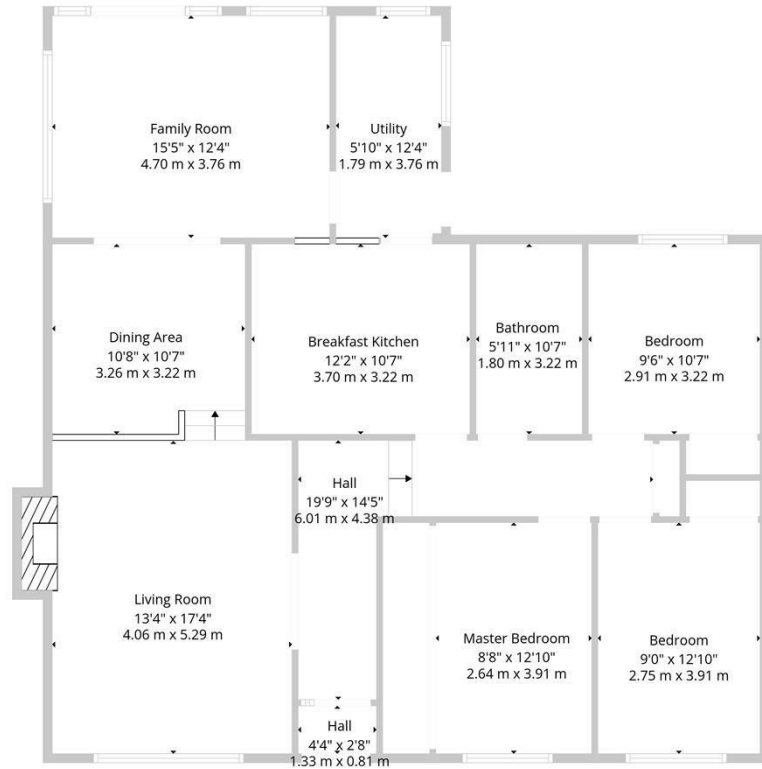
Located within a sought-after cul-de-sac in Braidwood, this impressive detached split-level bungalow offers spacious and versatile accommodation, perfectly suited to modern family living.

The property is entered via a welcoming entrance vestibule which leads into a generous reception hallway. From here, access is given to a bright and spacious formal lounge enhanced by a large picture window that floods the room with natural light. A short flight of stairs leads to a formal dining area, which is open plan to the lounge, creating an ideal space for entertaining. The dining area connects to a second sitting room featuring dual-aspect windows and patio doors that open out to the rear garden. From the sitting room, a utility room leads through to a modern breakfasting kitchen complete with mid-height oven, microwave, and fridge freezer. The accommodation is completed by a four-piece family bathroom and three well-proportioned bedrooms, all of which benefit from fitted wardrobes.

Externally, the property features a private driveway providing off-street parking. The rear garden is predominantly laid to lawn and includes a chipped area and a monoblock patio, offering a low-maintenance and versatile outdoor space. A detached garage provides further storage or workshop potential.

Additional benefits include gas central heating and double glazing throughout.

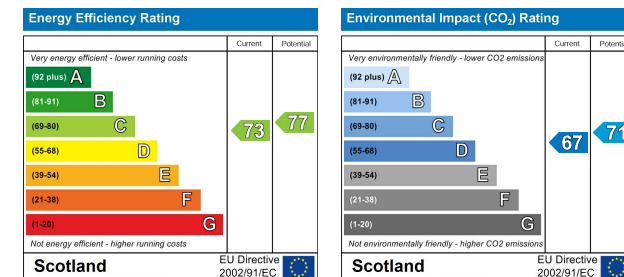




TOTAL: 1314 sq. ft, 122 m2
 1st Floor: 1314 sq. ft, 122 m2
 EXCLUDED AREAS: UTILITY: 73 sq. ft, 7 m2, FIREPLACE: 11 sq. ft, 1 m2, WALLS: 79 sq. ft, 8 m2



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.

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