



AB Properties

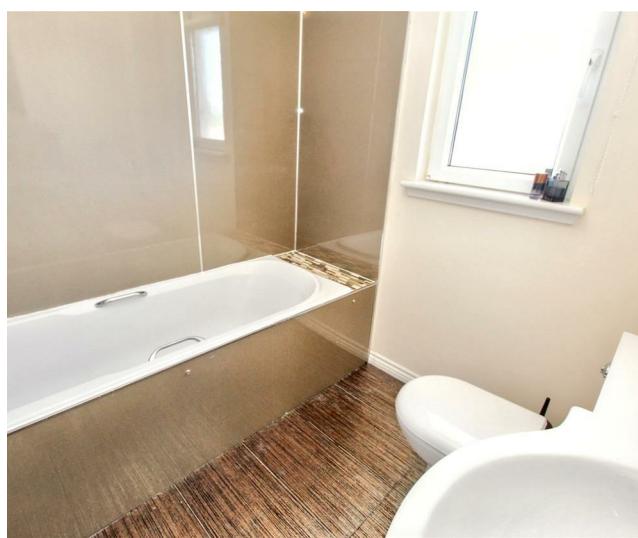


4 Atholl Court
, Law, ML8 5GG

Offers over £245,000







Well presented four bedroom detached villa situated within a desirable area in the popular village of Law, near Carluke.

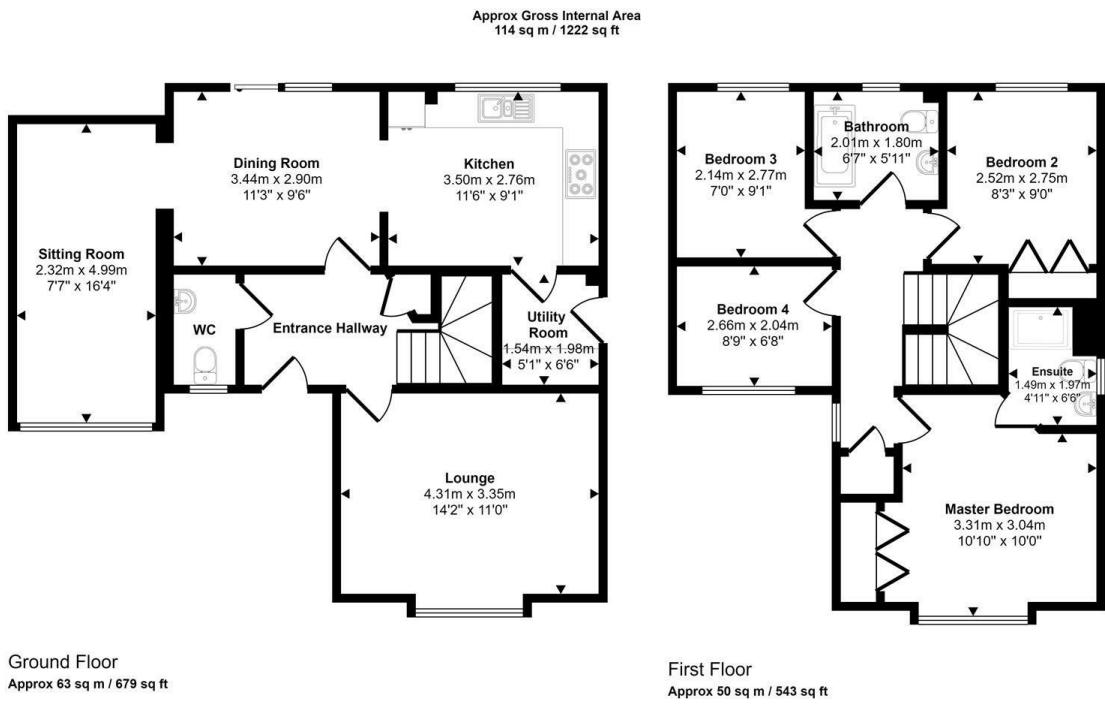
The property boasts generous accommodation arranged over two levels with the ground floor comprising of a welcoming entrance hallway, a convenient wc, a spacious lounge, and a second sitting room which was formed as part of a garage conversion. There is also an open-plan dining kitchen, with patio doors to the rear garden, and a separate utility room.

Upstairs offers a spacious landing, a family bathroom with shower over bath, four sizeable bedrooms and a master en-suite shower room. The first and second bedrooms include fitted wardrobes.

Additionally the property benefits from gas central heating and double glazing.

Externally, to the front of the property, is an extensive tarmac driveway and modest lawn. The private rear garden comprises of a generous law, a lovely paved patio, and an elevated deck.

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, Motherwell 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 provide access to the Central Belt of Scotland as well as the East and West Coasts. Railway network links are also easily accessible via park and ride facilities at Wishaw, Motherwell and Carluke train stations with local rumours of a halt station being created in Law.



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			
EU Directive 2002/91/EC			
Scotland			

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			
EU Directive 2002/91/EC			
Scotland			

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.