



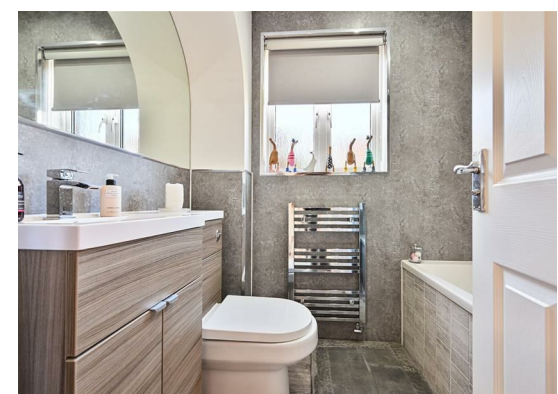
AB Properties



2 Curtis Drive  
Blackwood, Lanark, ML11 9GD

Offers over £299,995







Set within a sought-after residential area of Blackwood, this impressive extended detached family home offers approximately 1,706 sq ft of beautifully presented accommodation, finished to a modern standard throughout.

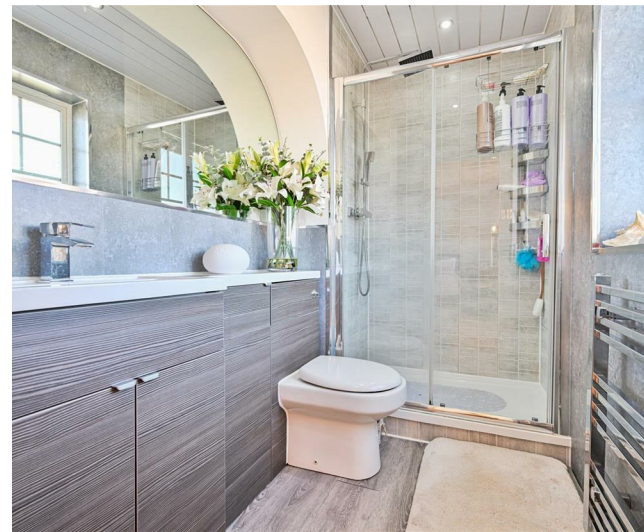
The welcoming entrance hall leads into a bright and comfortable living room, while a separate dining room offers an ideal space for formal entertaining. To the rear of the property is the true heart of the home – an exceptional open-plan family room and contemporary kitchen spanning almost 39 feet in length. Flooded with natural light, this impressive space is perfectly designed for modern family life, providing ample room for relaxing, dining and socialising. The stylish fitted kitchen offers extensive worktop space and storage, complemented by a separate utility room and convenient ground floor cloakroom/WC.

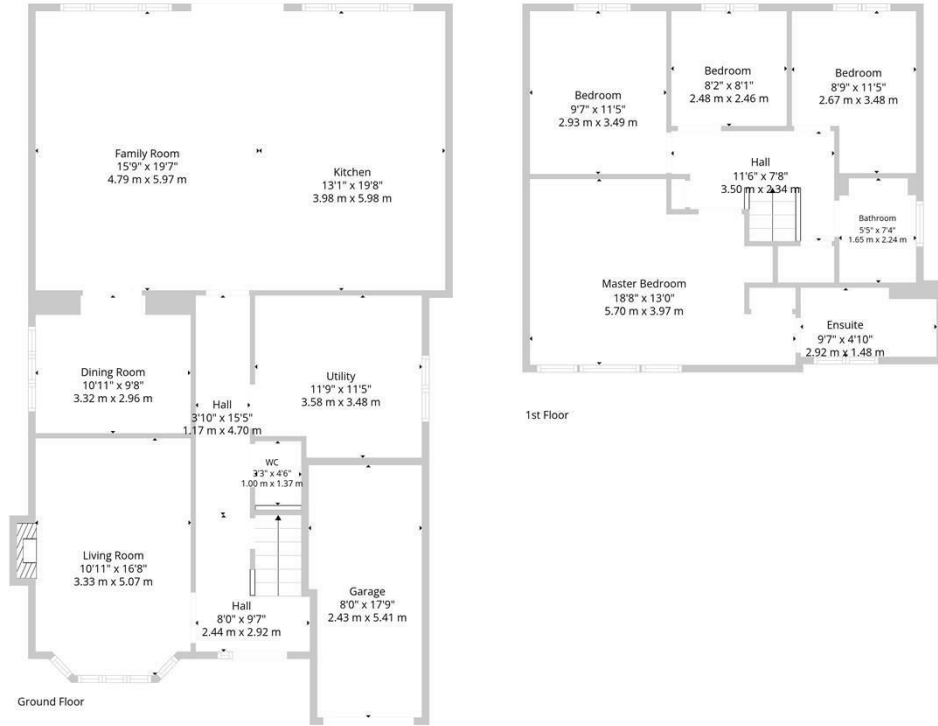
On the first floor, the property continues to impress with four well-proportioned bedrooms. The generous principal bedroom benefits from its own modern en-suite shower room, while the remaining bedrooms are served by a contemporary family bathroom.

As expected with a property of this calibre, specification includes gas central heating and double glazing.

Externally, the property enjoys excellent kerb appeal with a lawned front garden and a driveway providing off-road parking, leading to the integral garage. To the rear, the enclosed garden has been designed for ease of maintenance and outdoor enjoyment, featuring a decked entertaining area, attractive seating spaces and decorative stone landscaping, making it an ideal setting for summer gatherings or relaxing with family and friends.

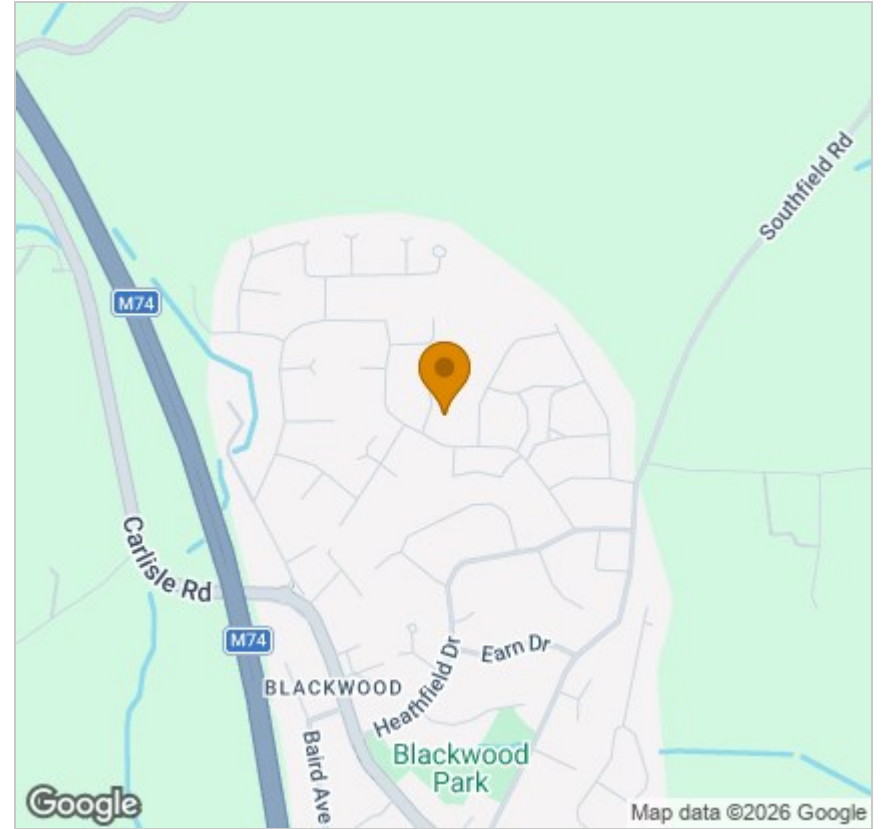
Blackwood offers a collection of amenities including convenience stores, petrol station and an excellent local primary school which was recently rebuilt. More amenities can be quickly accessed in Lesmahagow which offers Tesco Supermarket, bank, library and coffee shop. The M74 Motorway is close by for commuters to Glasgow and the central belt.





**TOTAL: 1706 sq. ft, 158 m2**  
 Ground floor: 1028 sq. ft, 95 m2, 1st floor: 678 sq. ft, 63 m2  
 EXCLUDED AREAS: GARAGE: 136 sq. ft, 13 m2, UTILITY: 129 sq. ft, 12 m2, FIREPLACE: 5 sq. ft, 0 m2,  
 WALLS: 129 sq. ft, 11 m2

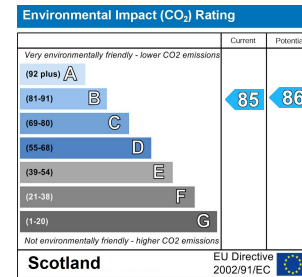
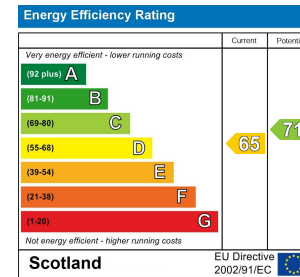
Illustration for Identification Purposes Only - Measurements Are Approximate



## 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



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