



RESIDENCE

15 Abbeygreen, Lesmahagow, ML11 0EQ

www.residenceestateagents.co.uk



Viewing by appointment with Residence Hamilton

T: 01698 444333 | E: hamilton@residenceestateagents.co.uk | A: 34 Cadzow Street, Hamilton, ML3 6DG



RESIDENCE





3 Bedrooms | 2 Public Room | 1 Bathroom

This beautiful three-bedroom end-terraced family home is set within a central yet peaceful pocket of Lesmahagow and offers spacious, character-filled accommodation throughout.

The bright and welcoming lounge features stunning high ceilings with decorative cornicing, a striking feature fireplace, dual aspect windows, including an attractive bay window that floods the room with natural light.

The property benefits from a good-sized, modern fitted kitchen complete with walnut wood units, contrasting worktops, tiled splash-back and flooring, stainless steel oven and hob, and integrated appliances. A separate sitting/dining room provides an ideal space for entertaining, again showcasing high ceilings and cornicing, neutral décor, built-in storage and a further feature fireplace.

There are three generously proportioned double bedrooms, all offering comfortable living space. The large family bathroom is partially tiled and fitted with a walk-in shower and vanity units.

Additional features include a skylight in the hallway, partially floored loft, gas central heating and double glazing throughout, private shared parking to the rear and a detached garage which has an electrical supply and a garden shed, making this a warm and inviting home that blends period charm with modern convenience.

Lesmahagow provides everyday shopping facilities including a new Tesco store and good schooling. Nearby is the Clyde Valley which is renowned for its variety of garden centres and scenic walks whilst the surrounding towns offer a wide variety of parks, sports facilities and many pubs and restaurants. Easy access to M74 makes commuting North and South easy.



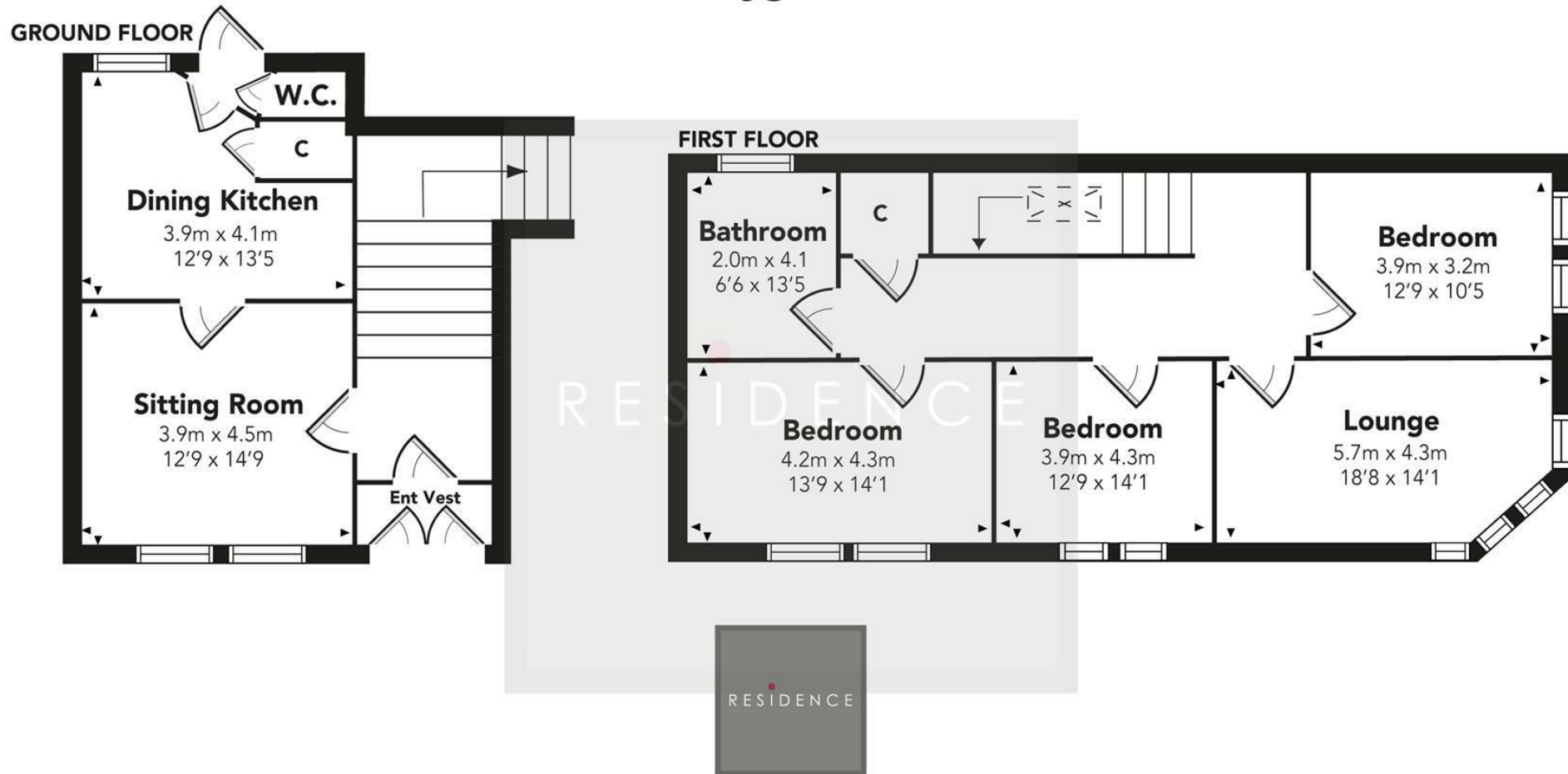
1399.00 sq ft | EER = D



RESIDENCE



Abbeygreen



Floor Plan measurements are approximate and are for illustrative purposes only.
While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements.

Produced by Plush Plans Ltd

We believe these details to be accurate; however, they do not form any part of a contract. Fixtures and fittings are not included unless specified in the enclosed. Photographs are for general information and it must not be inferred that any item is included for sale with the property. All distances and measurements are approximate. Floorplans may not be to scale and are for illustration purposes only.