

FOR SALE

OFFERS OVER
£153,000



Scan for more information



Lesmahagow

Priory Lane
ML11 0BX

Council Band E

3 BEDROOM DETACHED VILLA

Detached Villa | Entrance Hallway | Living/Dining Room | Kitchen | Cloak Room | Three
Bedrooms | Family Bathroom | Gardens to Front & Rear | Driveway | Gas Central Heating |
Double Glazing | EPC C



Arrange a viewing: 01555 661435
www.morisonandsmith.com





26 Priory Lane, Lesmahagow, ML11 0BX

Modern detached, three bedroom villa, with excellent family accommodation comprising; Entrance Hallway, Living/Dining Room, Kitchen, Cloak Room, Three Bedrooms, En-Suite, Family Bathroom, Double Glazing, Gas Central Heating, Gardens to Front & Rear. EPC

The property is entered at the front via a half glazed PVC door into the welcoming hallway. The hallway gives access to the living room, kitchen, cloak room and under stair cupboard. The stairway leads to the upper floor giving access to the three bedrooms, bathroom, two storage cupboards and loft access hatch.

The living room is to the front of the property with large window allowing ample natural daylight with the dining area having patio doors leading out to the rear garden. Decorated in light neutral tones with laminate flooring throughout.

The kitchen has a good range of base and wall mounted units in a white shaker style with beech effect worktop. Additional space for multiple utilities. The boiler for the central heating system is located here. Door leading to rear patio and garden area.

Downstairs cloakroom comprises of a two piece suite in white comprising; WC and wash and basin. Obscure glazed window to the front.

On the upper floor the family bathroom comprises; WC, wash-hand basin and bath all in white with chrome effect fixtures and fittings. Tiled to full height around bath area and half height to the remaining walls. There is an electric shower fitted over the bath with folding shower screen to the side. Rear facing obscure glazed window.

Bedroom one is a good sized rear facing double with en-suite and built-in wardrobe. En-suite comprises of a white WC, wash hand basin and shower cubicle with electric shower. Bedroom two is again a good size double with window to the front of the property also benefitting from a built-in double wardrobe. The third bedroom is a single sized room with window to the front.

To the rear of the property the garden has a timber decking area, a patio area and an area laid to lawn. The garden is fully enclosed with open views over adjoining countryside.

Hallway 5.70m x 2.15m

Living Room 7.81m x 3.50m

Kitchen 3.45m x 2.97m

Bedroom One 2.96m x 3.66m

En Suite 1.62m x 1.75m

Bedroom Two 3.40m x 3.69m

Bedroom Three 2.35m x 2.87m

Bathroom 1.94m x 1.89m





 **Morison & Smith**
Inc. John R. Muir & Co.
SOLICITORS - NOTARIES - ESTATE AGENTS

61 High Street. Lanark, ML11 7LN
Telephone: 01555 661435 - Fax: 01555 666869
Email: estates@morisonandsmith.com
Website: morisonandsmith.com

Disclaimer

Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract on offer, nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital/sonic-measuring device and are taken to the widest point. We have not tested the electricity, gas or water services or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. If there is any part of this that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.