

15 Rashiehill

FORTH, LANARK, ML11 8BD



*THIS PROPERTY IS SUBJECT TO A
BUYERS PREMIUM*



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We are delighted to bring to the market this lovely two-bedroom mid-terraced home, set in a popular family-friendly street that is well known for its neighbourly spirit. Some of the traditional values that make a street a real community are alive here; everybody actually knows each other and the streets are safe for the kids to play out in peace. This lovely home makes a perfect location for any young couple as it is presented in good condition which includes a modern kitchen and shower room, leaving the new owners little to do except move in and start enjoying it.

The accommodation comprises of a spacious lounge through diner which given its shape would suit a range of furniture configurations. The bright room affords the owners plenty of space for various furniture layouts and the dining room offers space for a family sized dining table. The patio door floods the room with light and leads out beautifully to the patio and garden area for relaxation on sunnier days. The kitchen is beautifully fitted in a great range of flush units, with an electric oven and hob with ample space for the free-standing fridge freezer and washing machine. It all helps to make it a great space for any chef to serve up a marvellous meal.



Kitchen/diner





There are two good-sized bedrooms in this lovely home, both have ample space for free-standing furniture and built-in mirrored wardrobes. The shower room is finished with easy-clean 'Wet Wall' panels along with a pedestal sink and toilet. The large easy access shower unit contains an electric shower, ensuring a constant and instant supply of hot water.

The home is kept warm and comfortable via double glazing and central heating. The garden space is low-maintenance, secure and child-friendly. Parking is off-street adjacent the front of the property.

This great home would make an ideal buy for first-time buyers, a small family, or even a great investment property for a smart Buy-To-Let investor. Early viewing is strongly advised to anyone seeking an excellent family property with all the hard work already done.



bedroom 1

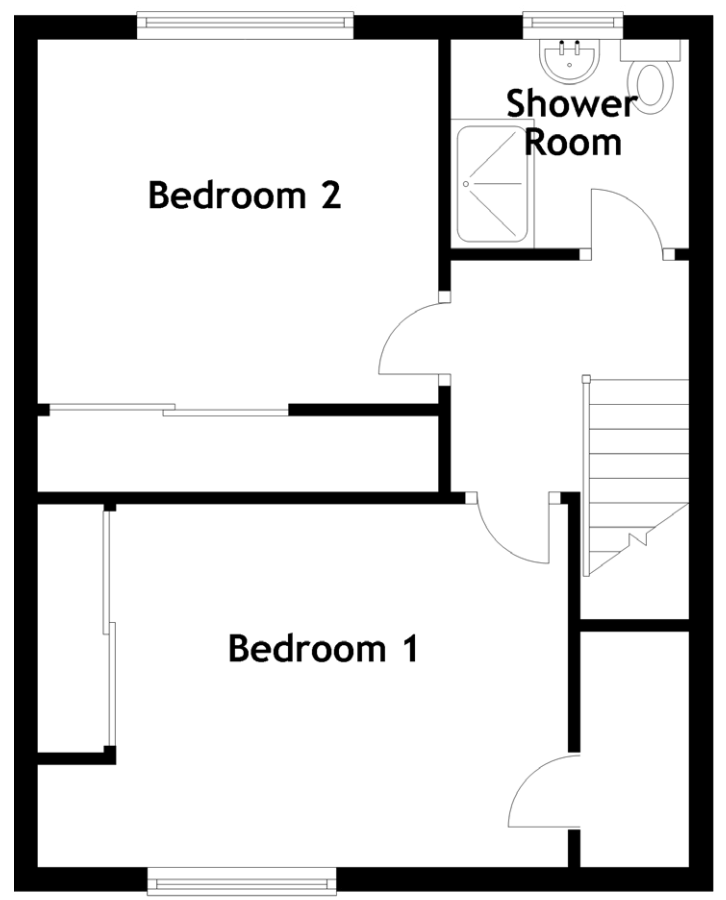
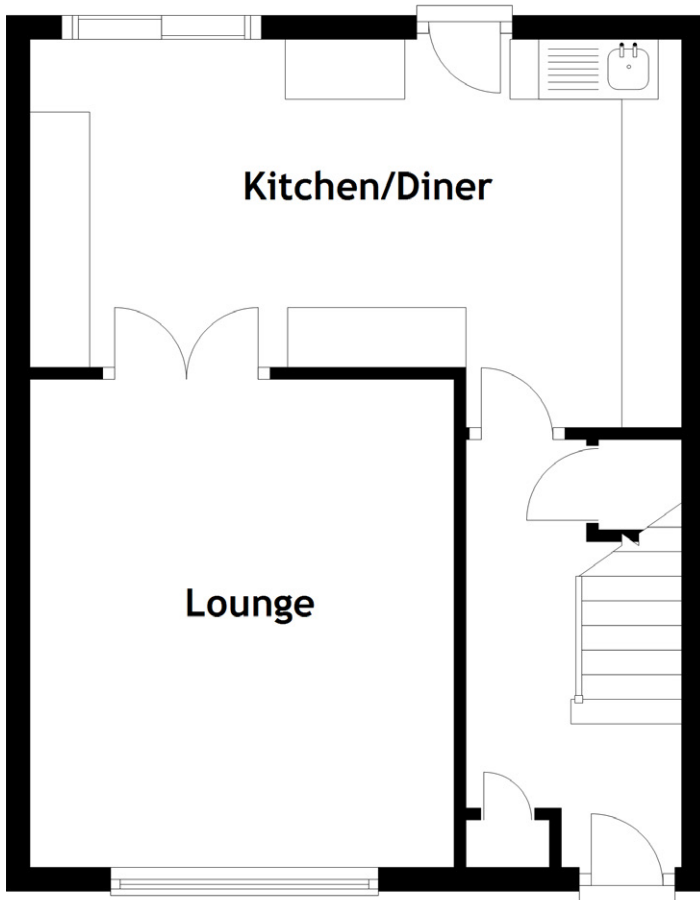




bedroom 2







Approximate Dimensions
(Taken from the widest point)

Kitchen/Diner	5.45m (17'11") x 3.25m (10'8")	Gross internal floor area (m ²): 76m ² EPC Rating: D Buyer's Premium Value: £1150
Lounge	4.09m (13'5") x 3.55m (11'8")	
Bedroom 1	4.44m (14'7") x 3.05m (10')	
Bedroom 2	3.36m (11') x 3.05m (10')	
Shower Room	2.00m (6'7") x 1.75m (5'9")	





The village of Forth has its own traditional High Street with many shops and services catering for most daily needs. For those seeking a wider choice, there is access by either private or public transport to many of the larger surrounding towns such as Lanark, Bathgate, Livingston or if required even Glasgow and Edinburgh. The village has its own sports centre while many other field and rural pursuits are to be found within the surrounding area. Schooling for all ages is also to hand.

The property is ideally placed for the commuter roughly equidistant between Glasgow and Edinburgh. There is straightforward access to either City via the nearby M8 or mainline train.

The Location

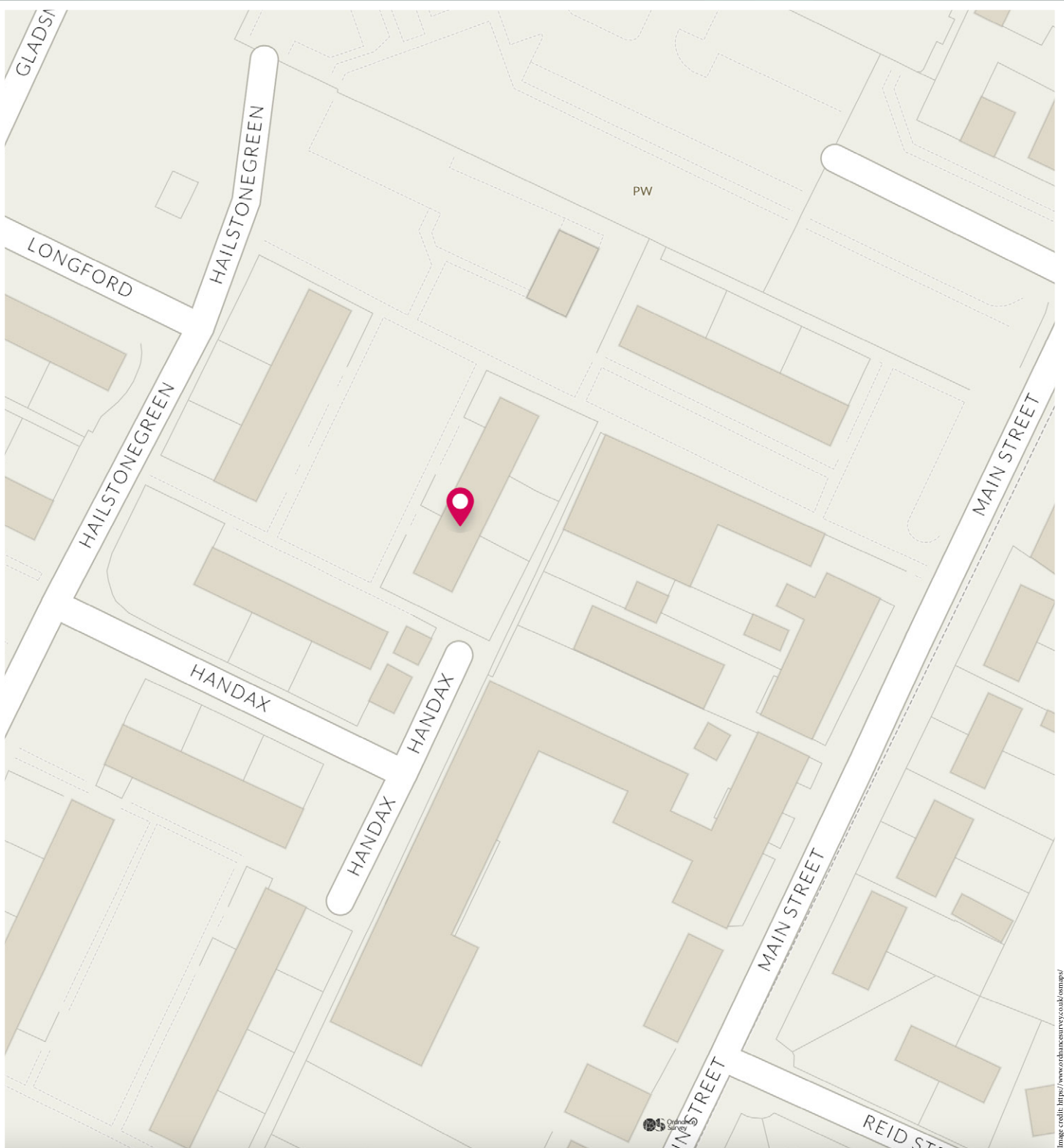


Image credit: <https://www.ordnancesurvey.co.uk/osmap/>

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