




McEwan Fraser Legal
Solicitors & Estate Agents
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248 CLIMPY ROAD
FORTH, LANARK, ML11 8EW

Forth

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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.



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McEwan Fraser Legal is delighted to bring to the market this stunning four bedroom detached bungalow, professionally and imaginatively extended to create a fantastic living space. It is in superb condition and has been maintained and upgraded to an exacting standard by its current owners, who have created a fabulous family home, which is both flexible and adaptable. Once inside, discerning purchasers will be greeted with a first class specification.

The property itself is deceptively spacious and provides a highly successful marriage of traditionally proportioned apartments with a number of contemporary features. The property sits within level gardens, which have been designed for ease of maintenance and are fully enclosed. This provides a private and safe environment for children. The property can be accessed via the tarmac driveway, which provides off road parking for a number of vehicles.

The front elevation of the property belies the accommodation internally, which comprises: Welcoming vestibule and 'L' shaped reception hall with a useful cloaks cupboard. Immediately impressive formal lounge/dining area with triple aspect windows which give views to Arran and beyond. The modern kitchen with storage cupboard has high quality fitted floor and wall units, there is an integrated dishwasher, fridge/freezer

and a Range Master cooker, a great feature of this room are the patio doors which lead to a private decking.

A very useful utility room which has base units, sink and is plumbed for a washing machine (there is also space for tumble dryer) and a side door giving access to the garden. To the rear of the property, there is a stunning family room with views over the rear garden, this leads to the conservatory which has doors opening to the rear garden, this area is sure to become the hub of the home and is a fantastic place to spend a summer's evening.

The bedrooms include a large master, with fitted wardrobes; bedrooms two and three, both double, which share a Jack and Jill shower room, comprising toilet, wash hand basin and shower cubicle; bedroom four, a well proportioned double. The final bedroom is currently being used an office, however, it could easily be changed back. Finally, internally there is a family bathroom with four piece suite including a Jacuzzi bath, sink, toilet, separate shower and vanity storage.

The garden wraps around the property and is bordered by a brick wall. There is a large tarmac driveway large enough for several cars which leads to a large single garage. To the rear there is a large decked patio and further shrubs and trees, there is also a greenhouse for growing vegetables and plants etc.





Specifications

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Living Room	8.28m (27'2") x 4.65m (15'3")
Kitchen	5.25m (17'3") x 3.56m (11'8")
Family Room	4.48m (14'8") x 3.75m (12'4")
Bedroom 1	4.20m (13'9") x 3.29m (10'10")
Bedroom 2	3.63m (11'11") x 3.58m (11'9")
Bedroom 3	3.65m (12') x 3.02m (9'11")
Bedroom 4	3.02m (9'11") x 3.02m (9'11")
En-suite	2.62m (8'7") x 1.45m (4'9")
Bathroom	2.76m (9'1") x 2.74m (9')
Office	3.49m (11'5") x 2.10m (6'11")
Conservatory	3.95m (13') x 3.05m (10')
Utility	3.05m (10') x 1.76m (5'9")

Gross internal floor area (m²): 187m² | EPC Rating: D

Extras (Included in the sale): All fitted appliances and floor coverings.

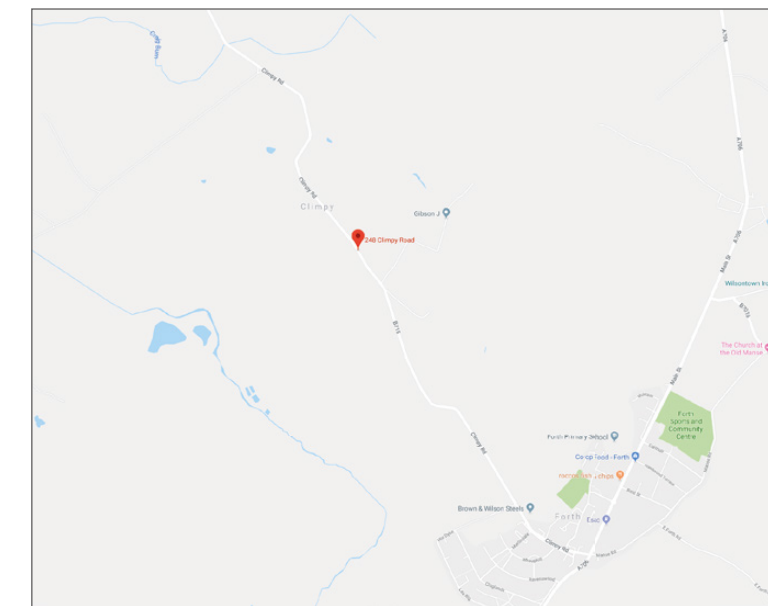


Image credit: <https://www.google.com/maps>



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**Part
Exchange
Available**

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