

# 14 The Neuk

FORTH, LANARK, ML11 8DR



*Boasts countryside views but with the convenience of great amenities and transport links*



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Nestled in the sought-after location of The Neuk, Forth, this delightful mid-terraced villa presents an inviting opportunity for comfortable living. Boasting a fusion of modern comfort and traditional charm, this property is perfectly suited for families, couples, or investors seeking a well-appointed home.

# THE LOUNGE



The property welcomes you with an open-plan layout, seamlessly integrating the living, dining, and kitchen areas. This design enhances functionality and promotes a sense of connectivity, perfect for modern living and entertaining guests.

# THE KITCHEN



The heart of the home features a contemporary kitchen equipped with sleek fittings, ample storage solutions, and quality appliances. Whether you're a culinary enthusiast or prefer quick meals, this kitchen caters to your needs with style and efficiency.



# THE SHOWER ROOM



A three-piece shower room can also be found on the ground floor to the rear of the property.

Upstairs, experience the luxury of ample space with two generously sized bedrooms, providing residents with versatility and comfort. Ideal for relaxation and rejuvenation after a long day.

# BEDROOM 1



# BEDROOMS 2 & 3



This property has been meticulously maintained, ensuring a move-in ready condition for its new occupants. Simply unpack, settle in, and start creating cherished memories in your new home.

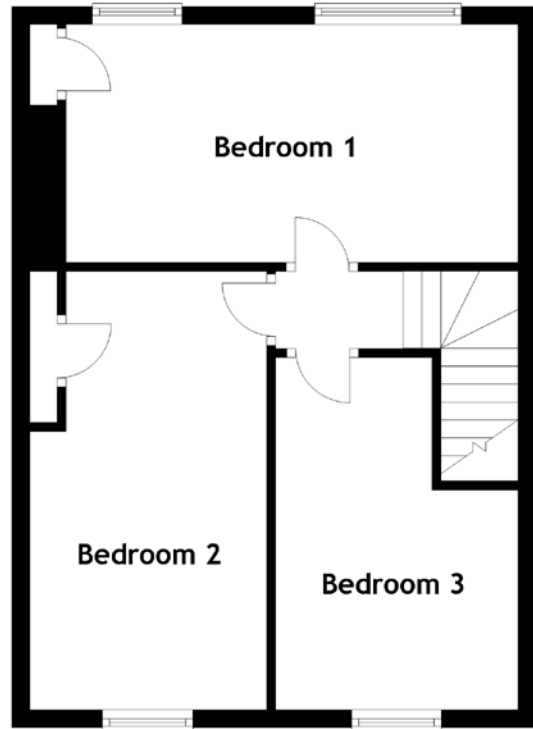
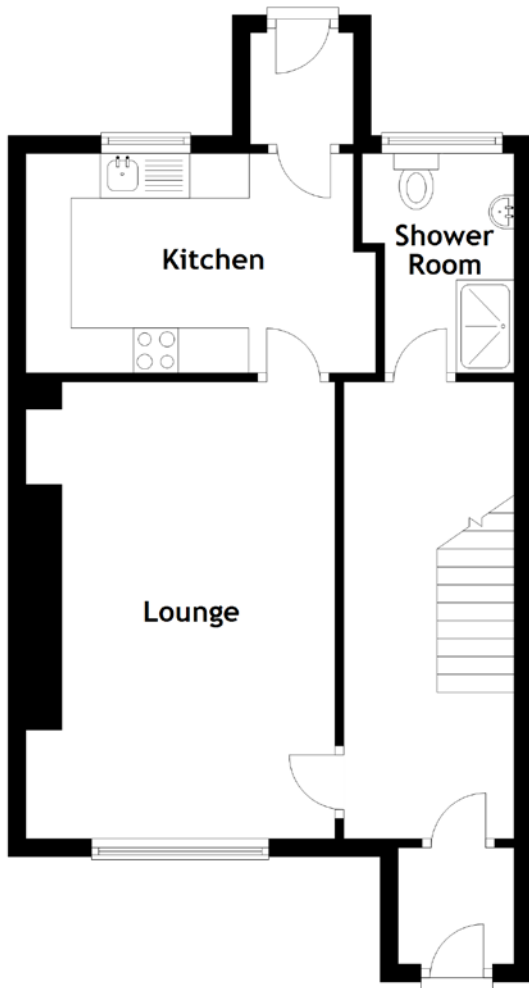
Step outside to discover your own private oasis. The rear garden offers a tranquil retreat where you can unwind, entertain, or indulge in outdoor activities. A notable addition to the property is the newly constructed garage located in the back garden. Offering convenience and security for your vehicles, storage needs, or potential workshop space.

Don't miss out on the opportunity to make this charming villa your own. Contact us today to arrange a viewing and experience the warmth and comfort this property has to offer.

## EXTERNALS



# FLOOR PLAN, DIMENSIONS & MAP

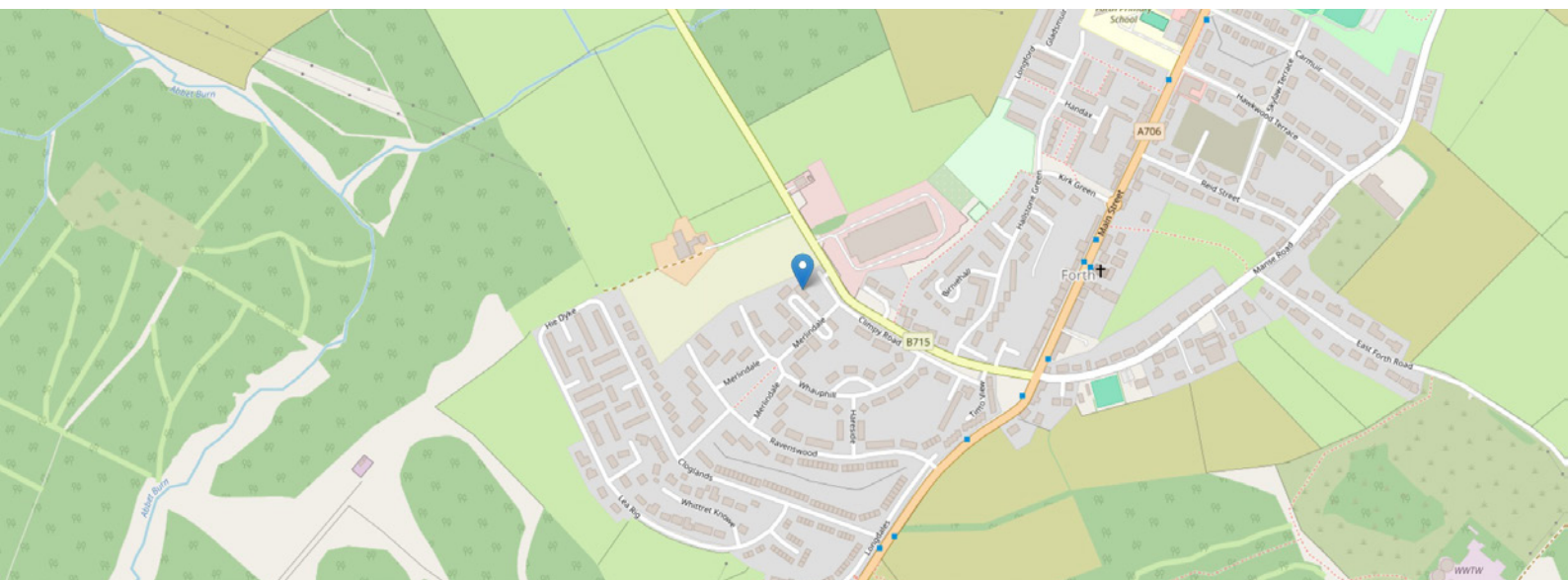


Approximate Dimensions  
(Taken from the widest point)

Lounge	5.10m (16'9") x 3.45m (11'4")
Kitchen	3.60m (11'10") x 2.45m (8')
Shower Room	2.45m (8') x 1.70m (5'7")

Bedroom 1	5.05m (16'7") x 2.66m (8'9")
Bedroom 2	4.89m (16'1") x 2.65m (8'8")
Bedroom 3	3.85m (12'8") x 2.65m (8'8")

Gross internal floor area (m<sup>2</sup>): 81m<sup>2</sup>  
EPC Rating: C





# THE LOCATION

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 the city via the nearby M8 or mainline train.



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