

1 East Forth Road

FORTH, LANARK, SOUTH LANARKSHIRE, ML11 8AL



*Excellent 3/4 bedroom detached bungalow,
large garden, garage, mono-blocked driveway,
further development potential*



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We are delighted to introduce to the market, this immediately impressive three/four-bedroom detached family bungalow in move-in condition. This is a rarely available type of property, given it's a spacious bungalow with excellent development potential (subject to planning approval) if required. The property has been freshly painted, has brand new carpets and flooring throughout and offers tremendous flexibility for any family or retiree to enjoy, and the substantial living accommodation is sure to impress the most demanding of buyers. The property is beautifully nestled in a quiet setting, within the family-friendly and popular village of Forth. The surrounding gardens offer a particularly private and appealing outdoor space, and the property has been carefully and thoughtfully designed with individuality and easy free-flowing space in mind.

THE SUN PORCH



The accommodation consists of a welcoming and generous sun-porch, leading to the hallway, and giving the viewer just a hint that the property has been built to excellent proportions.

The spacious lounge has all the hallmarks of a great room; great proportions, a beautiful feature fireplace, lots of natural light flooding in from the double-aspect windows, and space that will cater for furniture in many configurations. What a beautiful place to relax and enjoy the warmth of the sunshine, with a coffee and a good book.

THE LOUNGE



THE KITCHEN



The bright and spacious kitchen is a great size, fitted in a range of white wood units, it makes a real 'hub' for the home. Currently, it features a cooker, along with space for a washing machine and a fridge freezer. The room also allows space for a breakfast/dining table.

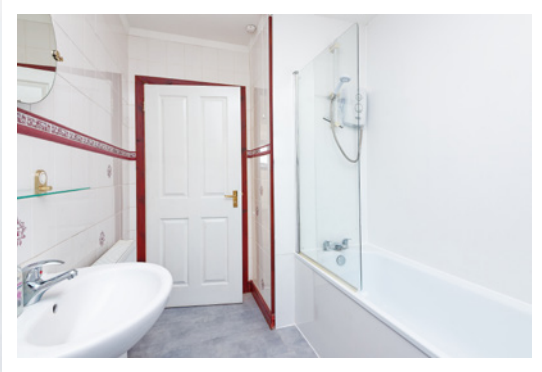


The tiled family bathroom is bright and contains a white suite with an electric shower over the bath.

There are three/four spacious bedrooms in this unique home, depending on how the new owner wishes to use them. They are all lovely and bright, two are fitted with built-in wardrobes and all have plenty of room for free-standing furniture. The fourth bedroom offers the flexibility to be used as a formal dining room or family room if required.

The house is kept warm and comfortable via oil-fired central heating.

THE BATHROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3



BEDROOM 4



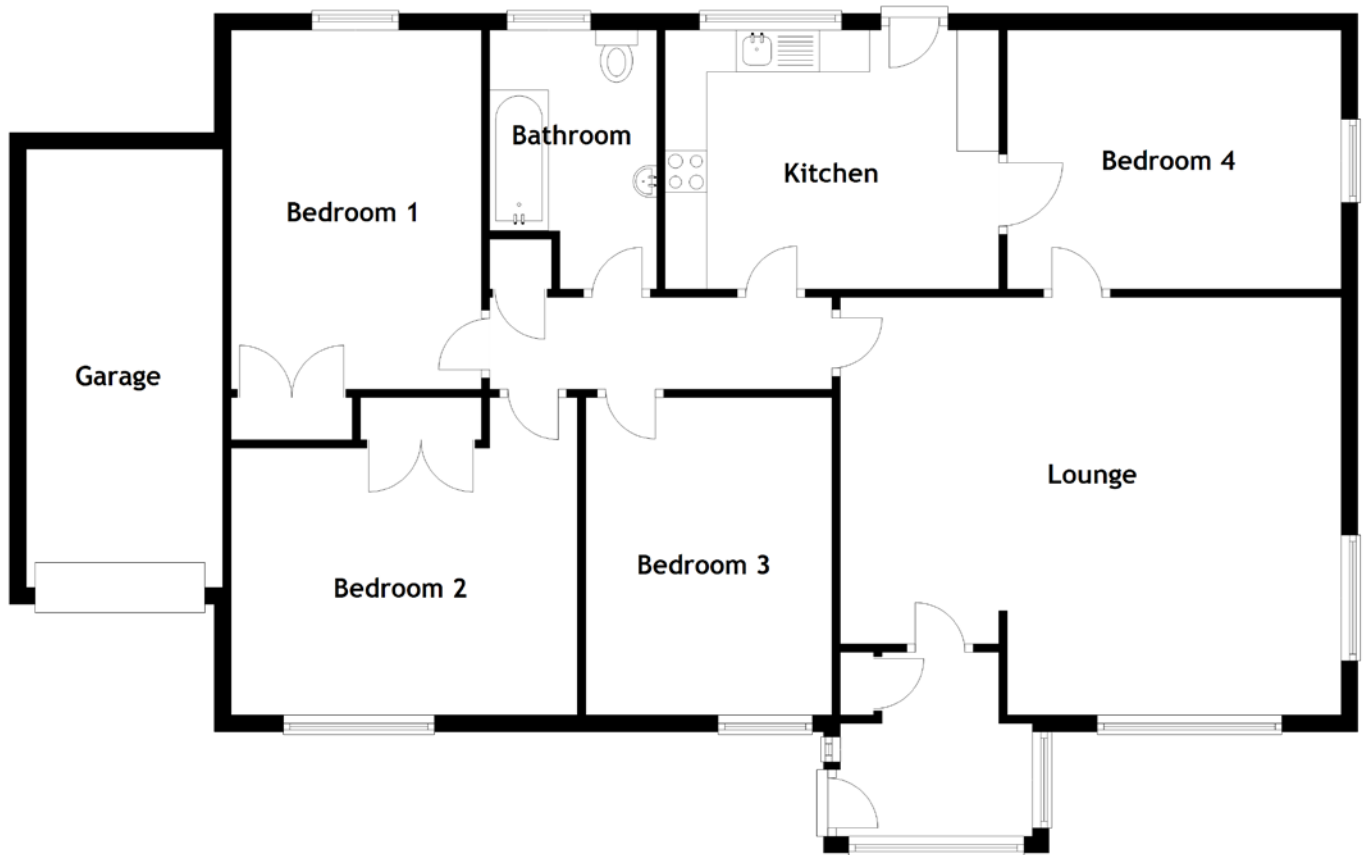
Spacious gardens frame the property beautifully, and the garage offers great space for anyone who likes to tinker with a hobby. The mono-blocked driveway provides excellent off-road parking for many vehicles. The property offers a number of options for the new owners: to keep it as-is, given the already spacious design, or to extend to the rear or indeed into the loft area (subject to planning approval), you decide. One thing is certain, for those with a flair for interior design, and a passion to create a great home, this is a genuinely rare opportunity. It's sure to be popular, and we believe early viewing is a must for anyone seeking a great bungalow, set within a quiet area and surrounded by stunning countryside.

EXTERNALS





FLOOR PLAN, DIMENSIONS & MAP



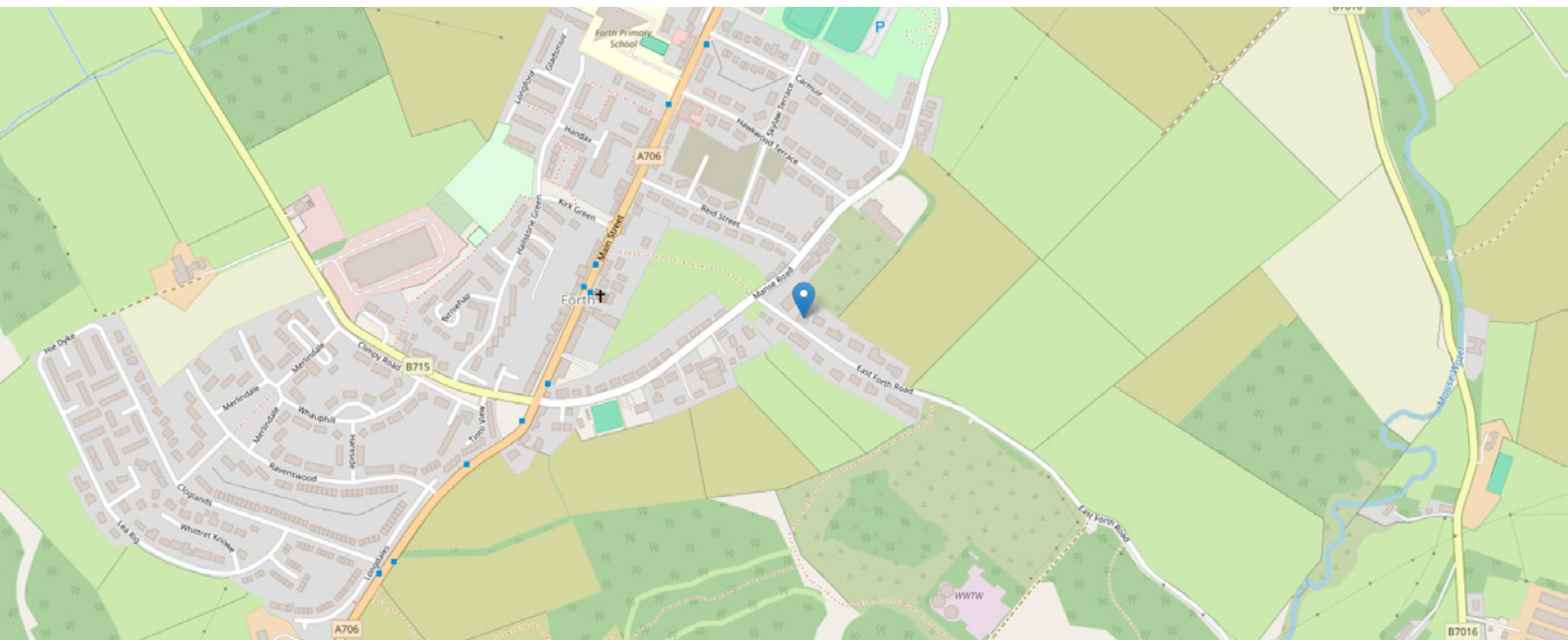
Approximate Dimensions (Taken from the widest point)

Lounge	6.00m (19'8") x 5.00m (16'5")
Kitchen	4.00m (13'1") x 3.10m (10'2")
Bathroom	3.10m (10'2") x 2.00m (6'7")
Bedroom 1	4.30m (14'1") x 3.00m (9'10")
Bedroom 2	4.15m (13'7") x 3.80m (12'6")
Bedroom 3	3.80m (12'6") x 3.00m (9'10")

Bedroom 4	4.00m (13'1") x 3.10m (10'2")
Garage	5.25m (17'3") x 2.35m (7'9")

Gross internal floor area (m²): 113m²
EPC Rating: D

Extras: Freestanding appliances may be available by separate negotiation



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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