



Seldom available END TERRACED VILLA offering fantastic family accommodation with River views. Private gardens, driveway & single garage. GCH & DG. Hallway, lounge/dining, garden room, kitchen, bathroom and 3 bedrooms.

104 RIVERSIDE ROAD, KIRKFIELD BANK, ML11 9JS

OFFERS OVER: £190,000

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Seldom available END TERRACED VILLA offering fantastic family accommodation with River views. Extensive rear gardens, driveway & single detached garage. Gas central heating and double glazing throughout.

Spacious welcoming hallway providing access to all accommodation. Generous sized family lounge together with dining area located to the front of the property with large window providing a bright living space and river views. Modern fitted kitchen hosting a variety of wall and base units providing ample work and storage space. Gas hob, electric oven and extractor hood. Family bathroom comprising shower, w.c. , wash hand basin and bath. Wall and flooring tiling. This property also benefits from a garden room which is a bright space providing the perfect entertaining space.

Carpeted stairwell to upper level featuring two sets of storage cupboards at the top of the landing. The property benefits from three bedrooms. Bedrooms one and two are spacious sized rooms. Bedroom one also benefits from three storage cupboards. Bedroom three is located to the rear.

Internal viewing of this property is highly recommended to appreciate the family accommodation on offer.

Located within a picturesque small village and parish on the banks of the River Clyde just. Local amenities and primary schooling nearby. Neighbouring towns Carlisle and Lanark. Lanark provides secondary schooling and the private Hamilton College is readily accessible via the M74. Glasgow provides a range of private schools and universities. Lanark, perhaps the best known town within the Clyde Valley, provides a broad range of shops, a supermarket, banks, a selection of restaurants and a variety of sports and recreational facilities including the Lanark Golf Club which boasts a championship standard 18 hole golf course. New Lanark, internationally recognised as a World Heritage Site, is a beautifully restored 18th century cotton mill village close to the Falls of Clyde and is still a working community, attracting visitors from all points of the compass.

ACCOMMODATION

Hallway – 5.19m(17'0")x3.03m(9'9")approx. (longest & widest point)

Lounge/Dining – 6.06(19'9")x4.25m(13'9")approx.

Kitchen – 6.06(19'9")x3.42m(11'2")approx.

Bathroom – 2.47m(8'1")x2.34m(7'7")approx.

Garden room – 4.48m(14'7")x3.30m(10'8")approx.

Upper level

Bedroom one - 5.87m(19'3")x3.42m(11'2")approx.

Bedroom two – 5.87m(19'3")x2.92m(9'6")approx.

Bedroom three - 3.14m(10'3")x2.39m(7'8")approx.

The agent has Not tested any apparatus, equipment, fixture Or services And cannot verify that they are In working order Or fit For their purpose, neither has the agent checked the legal documents To verify the tenure Of the Property. The prospective purchasers are advised To obtain verification from their Solicitor Or Surveyor. The above particulars whilst carefully prepared are Not warranted And Do Not form part Of any contract Of sale. Interested parties should have their own solicitor note their interest With the selling agents In order that they may be informed If a closing Date Is Set For the receipt Of offers. The sellers Do Not bind themselves To accept the highest Or any offer.

SELLING

Do you have a Property To sell? Blair & Bryden (BestMove Scotland) can offer you a free valuation And advice On the sale Of your present Property. Should this be Of interest please ask For Linda Swan on 01475 788246 Or Harry Gray On 01475 558420.