

# limehouse ltd

estate and letting agents

## For Sale



**Strathaven  
Road,  
Lesmahagow,  
Lanark**  
**Offers Over  
£48,000**

Spacious 1 Bedroom Ground  
floor Apartment in  
Lesmahagow

Limehouse are delighted to present to the market this elevated, spacious 1 bedroom apartment.

Ideal for first time buyers looking to take their first step onto the property ladder or for those wishing to downsize.

It would also make an ideal rental investment.

Accommodation comprises of a light entrance hallway leading into a a spacious front facing living room with great views.

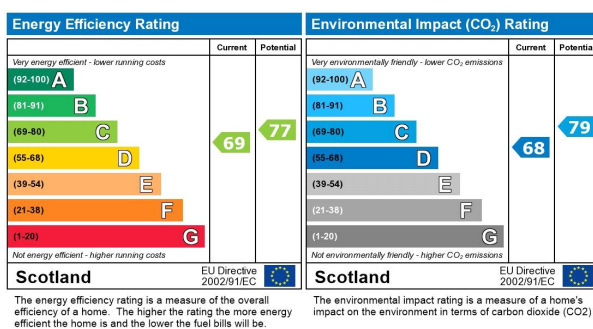
A fully fitted kitchen, neutral bathroom and a good size double bedroom benefiting from fitted wardrobes.

Private gardens to the front and rear of the property as well as a shared drying area.

Lesmahagow is a semi rural location surrounded by picturesque countryside. It has a thriving village community, well served with 2 primary schools and 1 high school. Locally there are play parks, nice walks as well as local shops, cafe's and food outlets.

It is ideally positioned just off the M74 motorway making it ideal to commute to nearby shopping towns such as Lanark, Hamilton or Motherwell and further afield cities of Edinburgh and Glasgow

Council Tax Band: A



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.

