

# 55 Ravenswood

FORTH, LANARK, SOUTH LANARKSHIRE, ML11 8DW



*A spacious three-bedroom end-terraced house positioned on a popular street with the convenience of great amenities and transport links close by*



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We are delighted to bring to the market this spacious three-bedroom end-terraced house, in a desirable location, which would make an ideal home for a wide variety of purchasers. Inside this property, you will find an inspired layout over two levels, providing light-filled and spacious accommodation.

The property is in need of some renovation and modernisation - making this the ideal property for those looking to put their own stamp on things.

# THE LOUNGE



Room dimensions are generous and the accommodation has been arranged to offer flexibility and individuality. The formal lounge is pleasantly located at the front of the property and is flooded with natural light from a set of doors that allow you to invite outside in and provide access to the decking area.

# THE KITCHEN



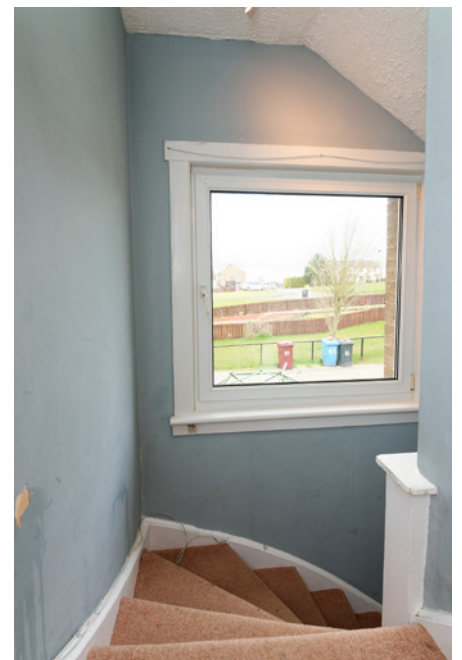
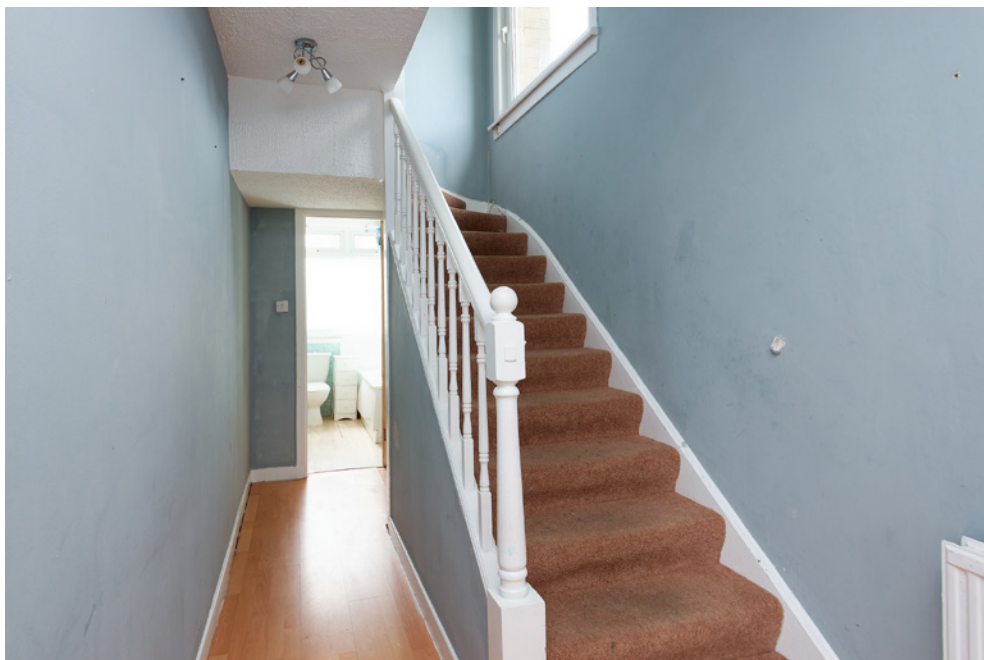
The kitchen has a range of floor and wall-mounted units and gives access to the rear garden. The family bathroom suite completes the accommodation on this level.



# THE BATHROOM



Journeying up to the first-floor level, you will discover three well-proportioned bright and airy bedrooms. All of the rooms have a range of furniture configurations and space for additional free-standing furniture if required.



# BEDROOM 1



# BEDROOM 2



# BEDROOM 3



Externally the property has private front and rear gardens. The rear garden is a real suntrap, especially in the summer months. Some of the neighbours have transformed part of the front garden into a driveway.

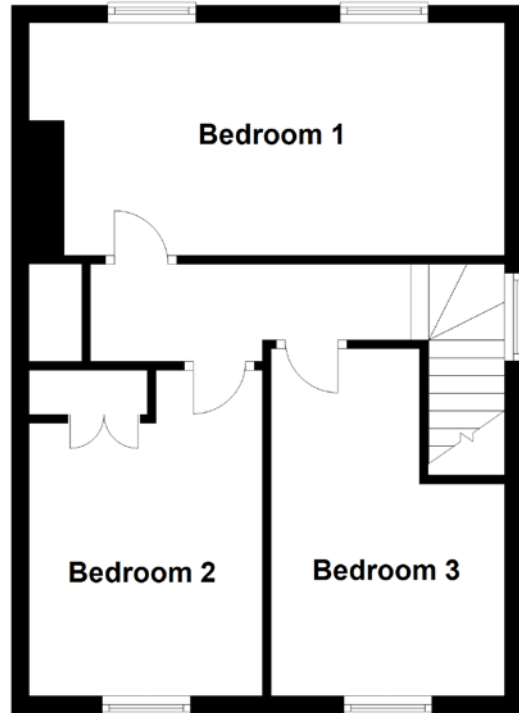
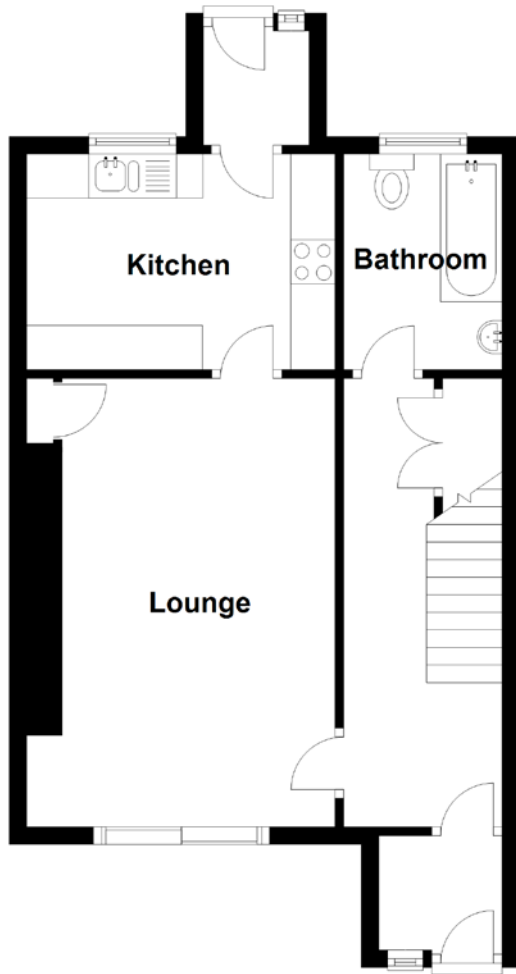
Gas central heating and double glazing have been provided throughout to create a warm yet cost-effective way of living.

# EXTERNALS





# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	5.10m (16'9") x 3.50m (11'6")
Kitchen	3.50m (11'6") x 2.45m (8')
Bathroom	2.45m (8') x 1.80m (5'11")
Bedroom 1	5.40m (17'9") x 2.65m (8'8")
Bedroom 2	3.70m (12'2") x 2.65m (8'8")

Bedroom 3 3.95m (12'11") x 2.65m (8'8")

Gross internal floor area (m<sup>2</sup>): 84m<sup>2</sup>  
EPC Rating: F

Extras: Carpets and floor coverings, light fixtures and fittings.



# 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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