



AB Properties



33 Bogside Road  
Ashgill, ML9 3AW

**Fixed Price £165,000**







Rarely available and deceptively spacious three-bedroom semi-detached house situated on a huge plot in the idyllic village of Ashgill, near Larkhall.

The property boasts generous accommodation arranged over two levels with the ground floor comprising of a welcoming entrance hallway, a downstairs double bedroom, a spacious lounge with lovely feature open staircase, a modern shower room and a dining kitchen with a range of integrated appliances including a range cooker, extractor fan, and fridge-freezer.

Upstairs offers two double bedrooms; the master bedroom has a large storage cupboard.

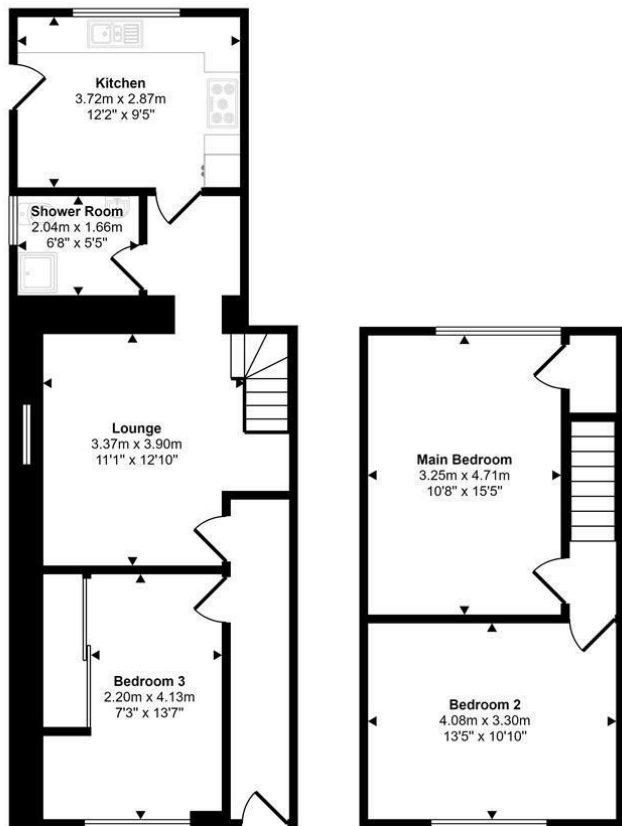
Additionally, the property benefits from gas central heating and double glazing.

Externally the property sits on a huge plot comprising of a chipped front garden, an extensive gravel driveway, and a generous rear lawn.

This property presents the ideal opportunity to run a small business from home with the garden grounds offering enough space to add a substantial workshop/garage (with the relevant consents).



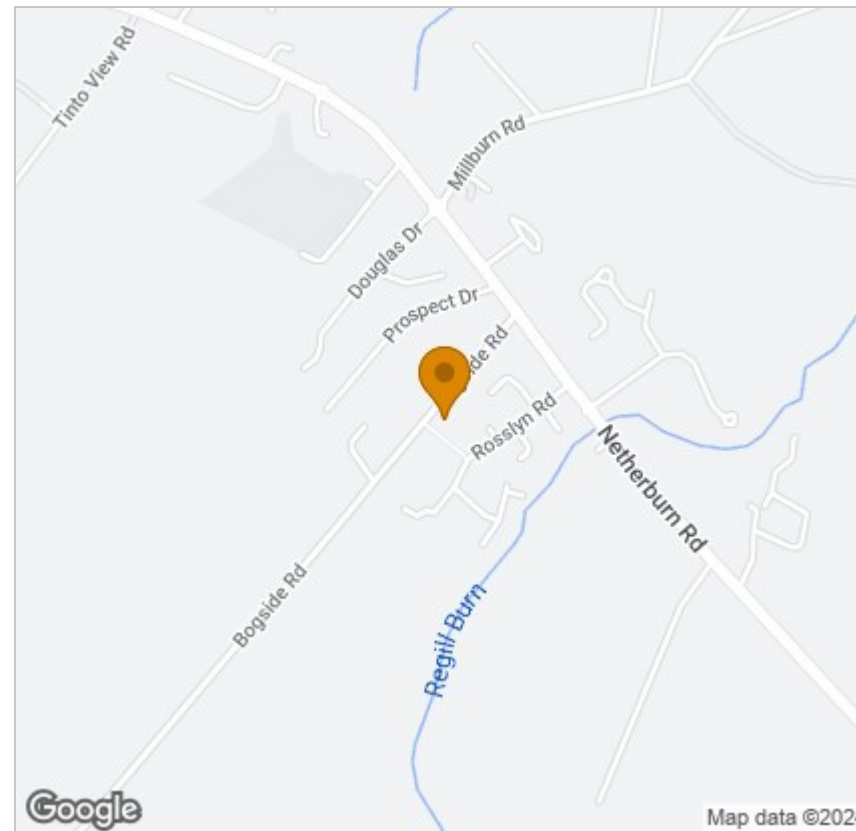
Approx Gross Internal Area  
91 sq m / 981 sq ft



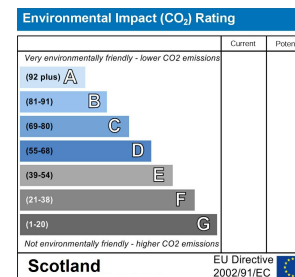
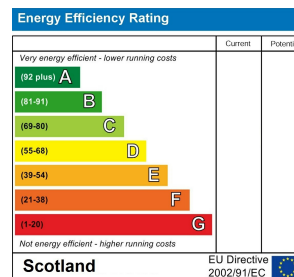
Ground Floor  
Approx 57 sq m / 618 sq ft

First Floor  
Approx 34 sq m / 363 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



### Energy Efficiency Graph



### Viewing

Please contact our AB Properties Office on 01555 660077 if you wish to arrange a viewing appointment for this property or require further information.

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