



AB Properties



101 Mill Road
Allanton, ML7 5DD

Offers over £449,995







AB Properties are delighted to welcome this impressive gated three bedroom detached bungalow, nestled in a semi-rural location on the outskirts of Allanton. This home offers versatility to appeal to a number of buyers. The family home has been extensively renovated to the highest standards offering modern living accommodation throughout.

The entrance opens into a large multi-functional living space, from which there is access to the master Bedroom. The master bedroom brings the outdoors in through bifolding doors, additionally benefitting from wall to wall fitted wardrobes, and boasting a generous hi-specification en-suite shower room. The home has two further generously proportioned double bedrooms and a contemporary family bathroom, complete with spa bath.

The dining area provides a perfect setting for entertaining, flowing seamlessly through to the family room, with free standing log burner as a focal feature. The bifold doors makes for a bright living space, flooding with natural light and opening onto a patio for outdoor entertaining and dining.

The home has a beautiful, modern integrated hi-gloss kitchen, which includes gas hob, eye level oven and microwave, with open aspect window.

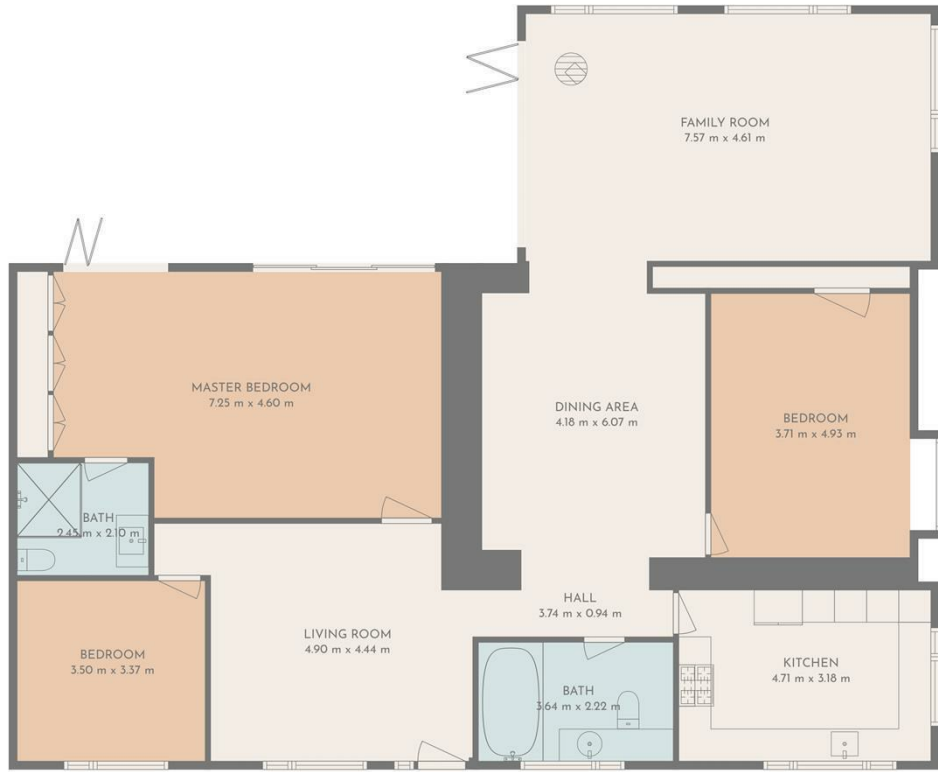
An additional selling point of this home is the option to convert the attic space.

The grounds are south facing maximising the amount of sun available, with well kept lawns affording a private, secluded, tranquil setting.

There is a large industrial unit within the grounds, offering 2 workshops, with roller doors and office space that is supplied with 3 phase electricity supply offering a fantastic business opportunities for new or existing professionals.

Additionally the property benefits from double glazing throughout, LPG central heating and externally there is ample parking space available for multiple vehicles.

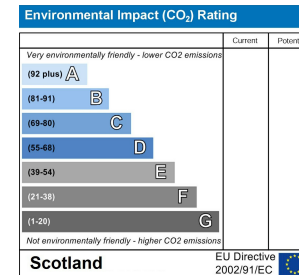
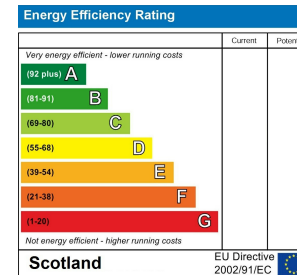




TOTAL: 190 m2
FLOOR 1: 190 m2
 EXCLUDED AREAS: BAY WINDOW: 1 m2
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

19 Bannatyne Street, Lanark, Lanarkshire, ML11 7JR
 Tel: 01555 660077 Email: admin@ab-properties.co.uk ab-properties.co.uk