



AB Properties

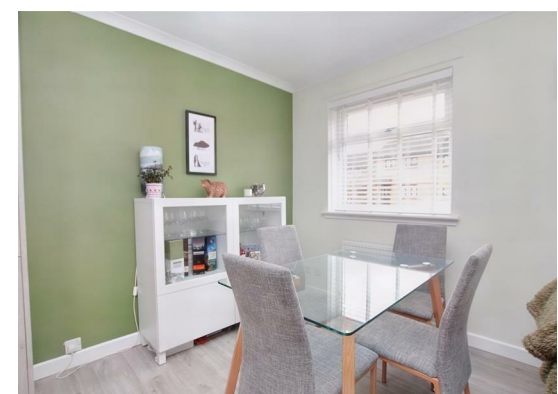
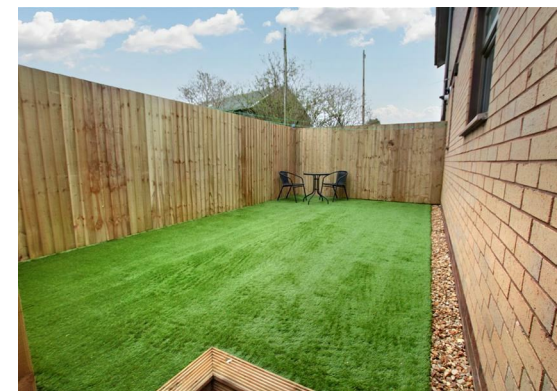


44 Strath Peffer

Law, Carlisle, ML8 5SQ

Offers over £68,995







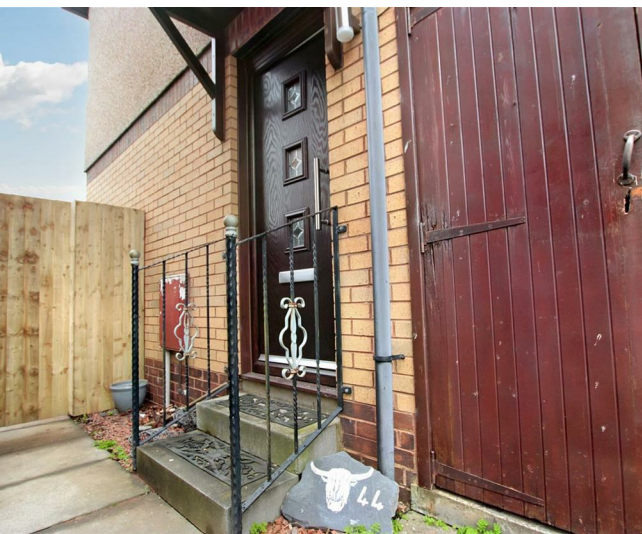
AB Properties are delighted to welcome to the market this beautifully presented ground floor cottage flat in a popular residential area of Law, near Carluke.

Immaculate throughout, the property is set over one level and comprises of; a welcoming entrance hallway, a beautiful open plan lounge and dining area, which leads to a well-appointed modern kitchen, spacious double bedroom with sliding mirrored wardrobes, and a bright shower room complete with corner shower, sink and WC. The kitchen has been fitted with a range of appliances including an integrated fridge freezer, slimline dishwasher, washing machine, electric oven, gas hob and eye level microwave.

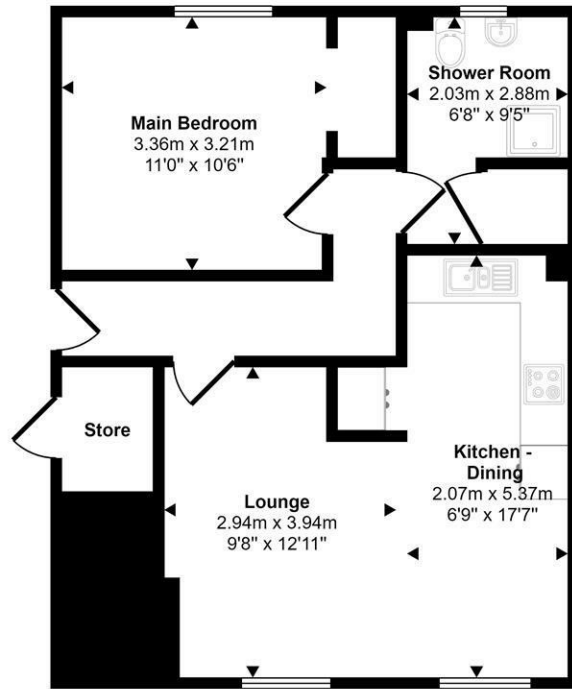
Further benefits are gas central heating and double glazing. There is also a large storage cupboard located within the storage area.

Externally there is a designated parking space to the front and a private garden to the rear of the property which has been finished with artificial lawn for easy maintenance.

Law village is popular for those commuting by car due to its proximity to the M74 motorway, and has some local amenities including shops, and a primary school. Nearby, the towns of Carluke and Wishaw give access to a wider range of shopping, healthcare, and recreational facilities, along with mainline railway stations to provide travel across central Scotland.

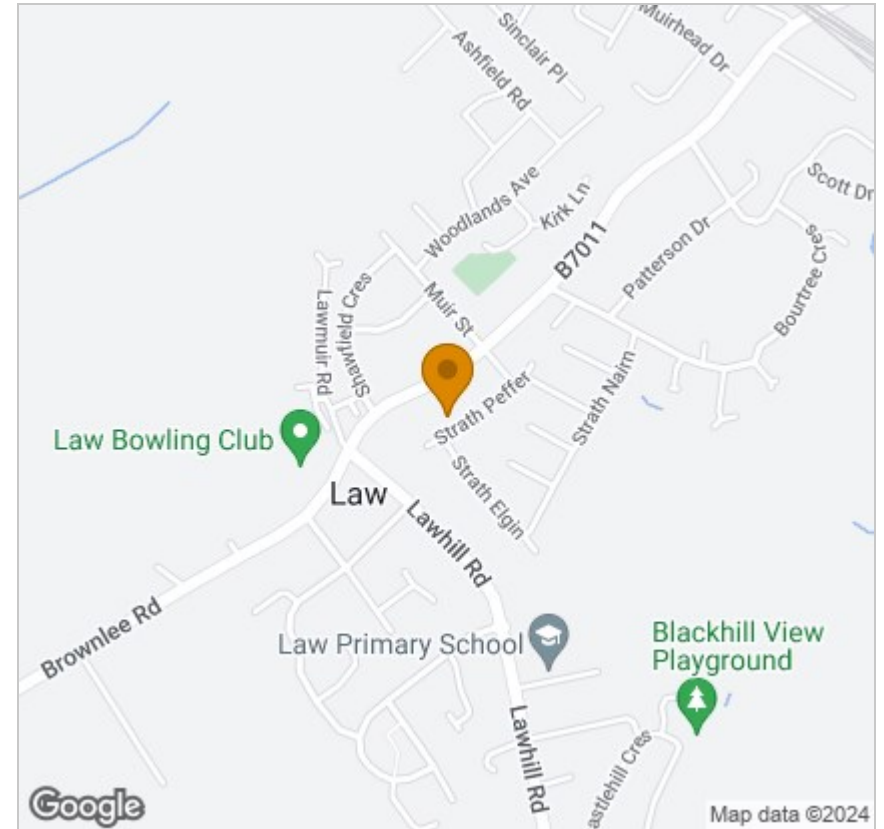


Approx Gross Internal Area  
51 sq m / 550 sq ft

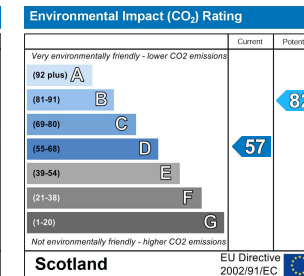
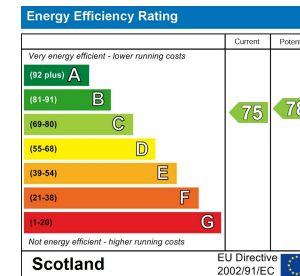


Floorplan

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.

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.

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