



10 Lea Rig

, Lanark, ML11 8EA

Offers over £178,000

NEW TO THE MARKET!

A rarely available fantastic sized bungalow set within spacious well maintained garden grounds with truly spectacular panoramic views over the countryside and beyond to Tinto Hill!

The accommodation comprises entrance porch, vestibule, reception hallway, lounge with floor to ceiling window offering the fabulous views, fitted kitchen, dining room, utility room, three double bedrooms, study/office and bathroom.

This property offers an excellent opportunity to develop and extend if required subject to the necessary planning permissions being granted.

Further features of the property include Double Glazing, Oil Central Heating, Garage and extensive well maintained gardens laid mainly to lawn with a paved patio seating area and a selection of mature shrubs, bushes and trees.

EPC D.

The village of Forth has a range of shops for everyday amenities as well as Primary schooling and offers recreational facilities. This area is much favoured particularly for those requiring good transport links and easy access to Edinburgh, Glasgow and Livingston. Edinburgh City Bypass is only a thirty minute drive away, providing easy access to East Central Scotland.

- Stunning views over open countryside to front
- Potential to develop and extend if required
- Floor to ceiling window in Lounge
- 3 double bedrooms
- Dining Room
- Office/Study
- Utility Room
- Lovely spacious landscaped gardens

Viewing

Please contact our Pomphreys Properties Ltd Office on 01698373365 if you wish to arrange a viewing appointment for this property or require further information.



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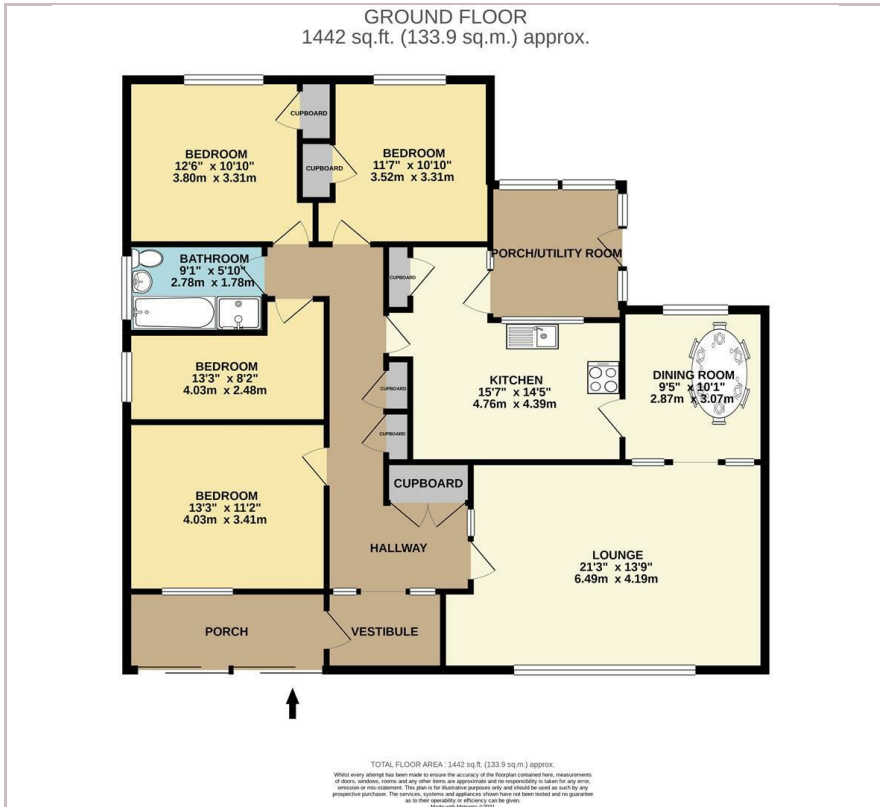
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Floor Plan



Area Map



Energy Efficiency Graph



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