

Fred.

ESTATE AGENTS



41 Old Lanark Road

Carluke

Offers over £140,000



3



2



2



D





Located within the popular sought after area of Carluke lies this well presented walk in condition three bedroom semi detached property.

This beautifully presented property is split over two levels with the ground floor comprising of a welcoming entrance hall, a shower room consisting of a back to wall WC/Sink combination unit with large corner shower enclosure, a bright tastefully decorated carpeted lounge with front facing window allowing for plenty of natural light. Completing the ground floor is a stunning kitchen/dining area consisting of fitted floor and wall mounted units with built in large style range cooker and access to the lovely bright sun room which hosts full length windows and electric log burner. On the upper floor you will find a spacious landing with access via fixed pull down ladders to the large floored attic space, three bedrooms all of which are carpeted throughout with the master benefiting from a lovely en-suite consisting of wet wall panelling, sink/vanity combination and shower enclosure with electric shower.

The property is further enhanced with double glazing windows, gas central heating, large driveway and front and spacious rear enclosed garden with raised decked patio area.

The area provides good commuting links with the nearby motorway and local transport including train station for an easy commute to surrounding towns and cities. Carluke town centre can be reached within walking distance where you will find high street branded shops as well as local independent shops, leisure and schooling. There is also an impressive selection of restaurants, cafés and traditional pubs. Excellent access to the picturesque Clyde Valley area, providing great walks for the outdoor enthusiast including Tinto Hill and the Falls of Clyde.

Viewing

Please contact us on 01698 305618 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 firms employment has the authority to make or give any representation or warranty in respect of the property.



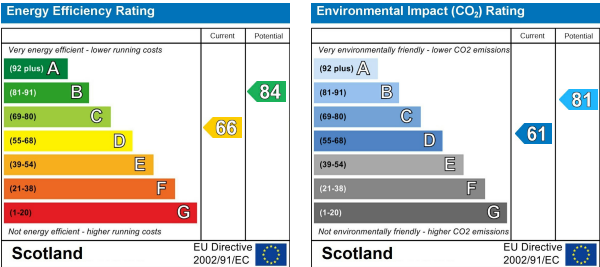
FLOOR 1

FLOOR 2

GROSS INTERNAL AREA
FLOOR 1: 55 m², FLOOR 2: 43 m²
TOTAL: 98 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Graph



438 Brandon Street, Motherwell, North Lanarkshire, ML1 1XA
01698 305618 | info@fredestateagents.co.uk