

FOR SALE

OFFERS OVER  
£83,000



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## 2 BEDROOM FLAT

Mayfield Gardens  
ML8 4JR

Council Band B

Close To Amenities | Two Double Bedrooms | Gas Central Heating | Double Glazing |  
Residents Parking | Cul-De-Sac | Close to Town Centre | Upper Flat | EPC: C



Arrange a viewing: 01555 661435  
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## 24 Mayfield Gardens, Carlisle, ML8 4JR

Well presented, two bedroom upper flat situated in a popular location within the town of Carlisle. The accommodation comprises of; Living Room, Kitchen, Bathroom and Two Bedrooms. Gas Central Heating, Double Glazing, Rear Garden, Off Street Parking. EPC – C

The property is entered from the front into an entrance vestibule with stairs leading to the property itself. The hallway provides access to all rooms, loft access and large storage cupboard which houses the central heating boiler.

The well-proportioned, front facing living room has a large bay window that floods the room with natural light.

The kitchen has a good selection of wall and base units with designated space for fridge and utilities, stainless steel sink and drainer set below a rear facing window and a tiled floor.

Bedroom 1 is a rear facing double sized room with built in double wardrobe with sliding mirrored doors. Bedroom 2 is another rear facing double sized room.

Externally the property has resident parking to the front and a designated garden to the rear. The garden consists of a drying area laid with red stone chip with a private raised patio to the rear.

Accommodation (at Longest Points)

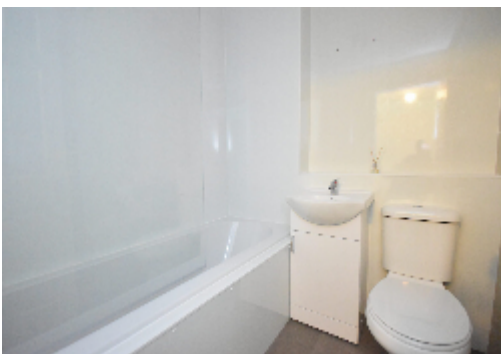
Living Room 4.01M x 3.15M

Kitchen 2.9M x 1.89M

Primary Bedroom 2.92M x 3.29M

Bedroom 2 3.09M x 3.28M

Bathroom 1.85M x 1.75M





**Morison & Smith**  
Inc. John R. Muir & Co.  
SOLICITORS - NOTARIES - ESTATE AGENTS

61 High Street. Lanark, ML11 7LN  
Telephone: 01555 661435 - Fax: 01555 666869  
Email: [estates@morisonandsmith.com](mailto:estates@morisonandsmith.com)  
Website: [morisonandsmith.com](http://morisonandsmith.com)

#### Disclaimer

Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract on offer, nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital/sonic-measuring device and are taken to the widest point. We have not tested the electricity, gas or water services or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. If there is any part of this that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.