

FOR SALE

OFFERS OVER
£218,000



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Carluke

Rivendell, Craigenhill Road
ML8 4QT

Council Band E

2 BEDROOM DETACHED BUNGALOW

Spacious Accommodation | Lounge | Dining Kitchen / Utility Room | Shower Room | Two
Double Bedrooms | En-suite Shower Room | LPG Central Heating / DG | Driveway & Garage |
Landscaped Gardens | EPC - E



Arrange a viewing: 01555 661435
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Rivendell, Craigenhill Road, Kilincadzow, Carluke, ML8 4QT

Well presented, two bedroom detached bungalow situated in the rural hamlet of Kilincadzow just a short drive from the neighbouring town of Carluke. This property offers potential buyers spacious accommodation comprising of; Entrance Hallway, Lounge, Dining Kitchen, Utility Room, Shower Room, Two Double Bedrooms and En-suite. LPG Central Heating, Double Glazing, Driveway, Garage and Landscaped Gardens. EPC - E

The property is entered from the front into a welcoming entrance hallway with two large built in storage cupboards. The hallway gives access to all the accommodation.

The generously proportioned lounge is located to the front of the property with windows to the front and side providing excellent natural light. A wood burning stove provides a focal point.

Bi-fold doors from the lounge lead into an open plan modern style dining kitchen which offers a good range of base and wall mounted units with integrated eye line oven, gas hob and extractor hood. There are two double glazed windows positioned to the side and rear making this room naturally bright. The dining kitchen can also be accessed from the main entrance hallway.

A convenient utility room is located off the kitchen offering additional storage and space for white goods. A walk-in storage cupboard is also located here providing excellent storage. An external door gives access to the rear garden.

The main shower room has been fitted with a white suite comprising WC, wash hand basin and enclosed shower cubicle.

Bedroom one is a well-proportioned room positioned to the rear of the property with a large double glazed windows, built in storage and access to the en-suite. The en-suite has been fully tiled and fitted with a stylish and modern suite comprising of WC, bidet, wash hand basin, walk in shower and a vertical mirrored storage cabinet.

Bedroom two is also a spacious double sized room positioned to the front of the property with built in storage and two double glazed windows offering plenty of natural light into this room.

Externally the property occupies a generous plot offering beautifully maintained gardens.

To the front a large mono bloc driveway provides off-street parking and access to the garage at the rear.

The large rear garden has been thoughtfully designed to include a large area planted with mature shrubs and plants, decorative paving, raised planters and a raised patio area.

Lounge 4.19m x 4.49m

Dining Kitchen 3.41m x 5.59m

Utility Room 1.53m x 2.38m

Shower Room 1.89m x 2.46m

Bedroom 3.60m x 4.13m

En-suite 1.99m x 3.24m

Bedroom 3.36m x 4.97m





 **Morison & Smith**
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SOLICITORS - NOTARIES - ESTATE AGENTS

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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.