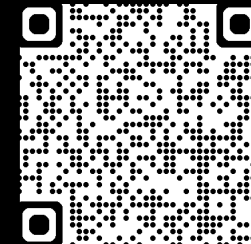


FOR SALE

OFFERS OVER  
£189,000



Scan for more information

**Carluke**

Springfield Crescent  
ML8 4JP

Council Band E

## 3 BEDROOM LINK DETACHED

Beautifully Presented Throughout | Spacious Accommodation | Popular Location | Lounge /  
Dining Room | Kitchen & Utility Room | Bathroom & Downstairs WC | Three Bedrooms | Well  
Maintained Gardens | Garage & Driveway | GCH / DG | Solar Panels | EPC - D



Arrange a viewing: 01555 661435  
[www.morisonandsmith.com](http://www.morisonandsmith.com)





### 3 Springfield Crescent, Carluke, ML8 4JP

Beautifully presented three bedroom link-detached villa situated in a popular central location within the town of Carluke. This property offers potential buyers spacious and modern accommodation over two levels comprising of; Entrance Hallway, WC, Open Plan Lounge/Dining Room, Kitchen, Utility Room, Three Bedrooms and Family Bathroom. Further benefits include; Gas Central Heating, Double Glazing, Solar Panels, Off Street Parking, Garage, Front & Rear Gardens. EPC – D

The property is entered from the front into a welcoming entrance hallway. The hallway gives access to a stairway leading to the upper level and a built in under stairs storage cupboard. A convenient and modern fitted WC is located here.

Accessed from the hallway is a bright and spacious lounge with dining area to the rear.

The lounge itself features a marble effect fireplace and surround with an inset electric fire and full length double glazed window providing an abundance of natural light into this room.

The dining area is positioned to the rear and offers an excellent area for family dining and entertaining with the added benefit of French Doors leading out to the rear garden.

The stylish kitchen is accessed from the dining area and has been tastefully designed and fitted with grey 'shaker' style base and wall units incorporating a tall larder style unit. Integrated appliances include; Induction hob, oven and extractor hood. Freestanding appliances include a fridge freezer and dishwasher.

From the kitchen a door leads into a large utility room with space for appliances and general storage. An external door from the utility room gives access out to the rear garden.

On the upper level there are three bedrooms all with built in storage and a modern fitted family bathroom featuring a 'P' Shaped bath with shower over, WC and a freestanding vanity unit with sink set within.

Externally there are well maintained gardens to the front and rear of the property.

The front garden is predominantly laid with mono-bloc providing off street parking and access to the garage and also incorporates a beautiful raised flower bed which has been planted with an array of flowers and shrubs. A pathway and gate from the side of the property leads to the rear garden.

The rear garden is fully enclosed and includes a large paved patio area, perfect for outdoor entertaining and a large area of lawn with a planted borders.

This property has been tastefully upgraded and offers potential buyers excellent proportioned accommodation throughout. Viewing is highly recommended.

Lounge/Dining 8.12M x 3.82M

Kitchen 3.35M x 2.62M

Utility 2.47M x 2.35M

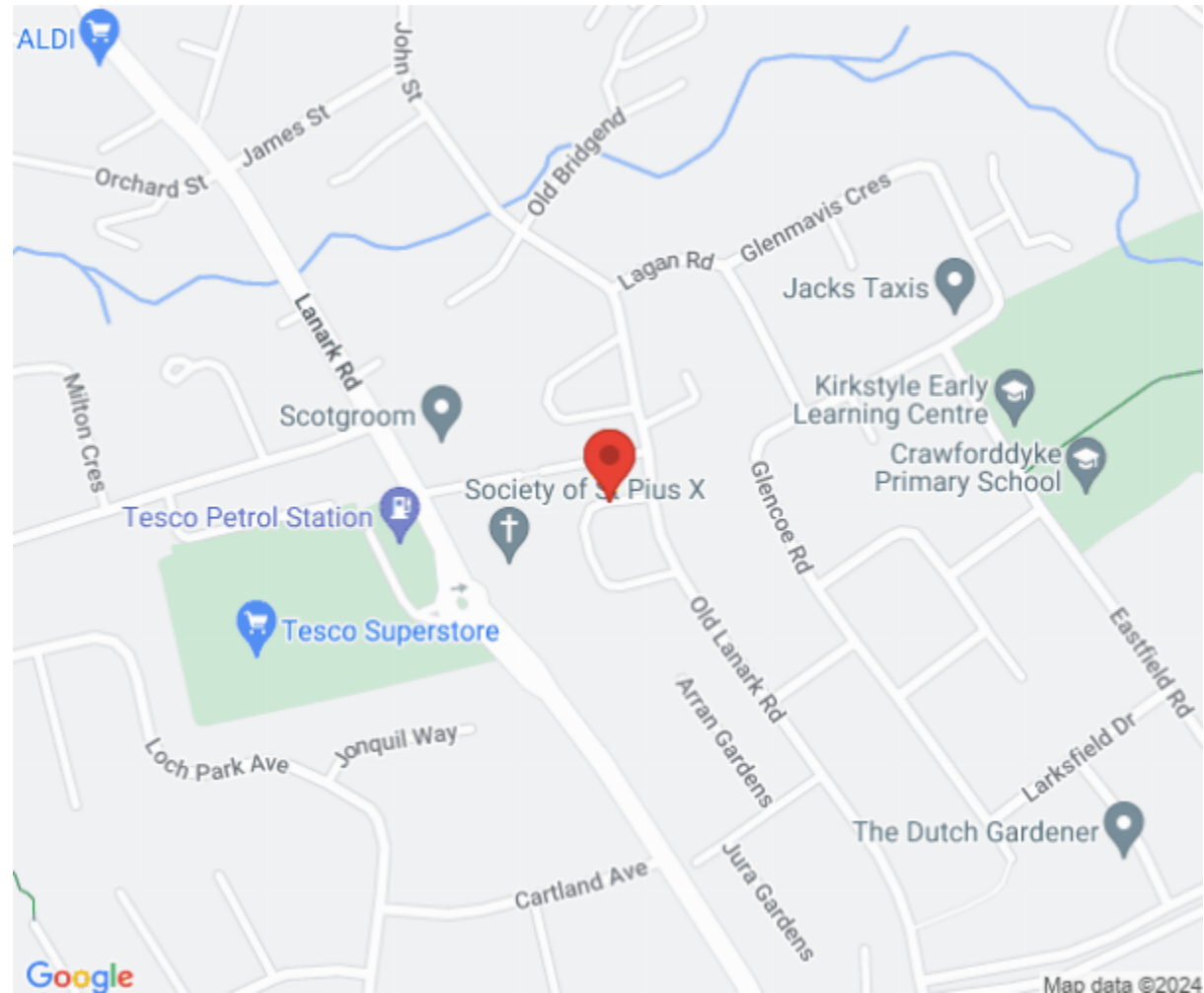
Bedroom 3.83M x 3.82M

Bedroom 3.83M x 3.38M

Bedroom 4.18M (at longest point) x 2.54M

Bathroom 2.24M X 2.20M





**Morison & Smith**  
Inc. John R. Muir & Co.  
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.