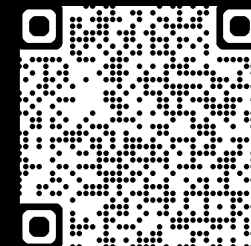


FOR SALE

OFFERS OVER
£188,000



Scan for more information



Carluke

Atholl Court
ML8 5GG

Council Band D

3 BEDROOM SEMI-DETACHED VILLA

Immaculately Presented | Spacious Accommodation | Gas Central Heating | Driveway |
Three Double Bedrooms | Dining Room | Downstairs WC | EPC - C



Arrange a viewing: 01555 661435
www.morisonandsmith.com





8 Atholl Court, Law, Carlisle, ML8 5GG

Beautifully presented, modern, three bedroom semi-detached villa situated in a popular location within Law village. This property offers potential buyers spacious and modern accommodation over two levels comprising of; Entrance Hallway, WC, Lounge, Dining Room, Kitchen, Utility Room, Three Bedrooms, en-suite and Family Bathroom. Further benefits include; Gas Central Heating, Double Glazing, private driveway, Front & Rear Gardens. EPC – C

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

Accessed from the hallway is a bright and spacious lounge with large rear facing window providing an abundance of natural light into this room.

The stylish kitchen is accessed from the living room and has been tastefully designed and fitted with 'shaker' style base and wall units incorporating a tall larder style unit. Integrated appliances include; 5 ring gas hob, oven and extractor hood.

From the kitchen a door leads into a walk through utility room with space for appliances and general storage. The gas boiler is also located here. A further door leads through to front facing dining room.

The upper landing provides access to a large storage cupboard, family bathroom and three double sized bedrooms all with built in storage. The primary bedroom benefits from a modern en-suite shower room.

The family bathroom has a four piece suite consisting of WC, wash hand basin, bath and separate large shower. A storage cupboard provides excellent storage for towels etc.

Externally there are well maintained gardens to the front and rear of the property. The front garden is predominantly laid with tarmac providing off street parking and low maintenance stone chip borders. A pathway and gate from the side of the property leads to the side and rear gardens. The rear garden is fully enclosed and includes a large wooden deck, paved patio area, perfect for outdoor entertaining and a large area of artificial lawn. A good sized wooden shed provides additional outside storage.

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

Livingroom 4.49M x 3.35M

Dining 4.18M x 2.56M

Kitchen 3.99M x 2.63M

Utility 2.33M x 1.00M

WC 1.97M x 0.87M

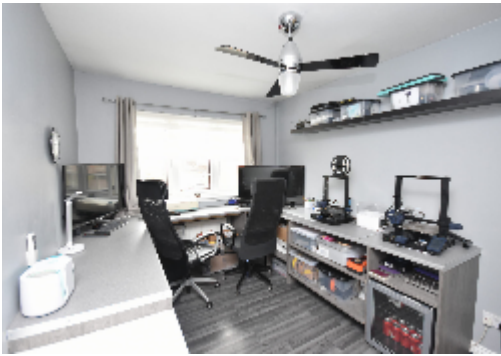
Bedroom 1 3.42M x 2.98M

En-suite 1.98M x 1.49M (at longest point)

Bedroom 2 4.21M (at longest point) x 2.64M

Bedroom 3 3.42M x 2.35M

Bathroom 2.88M X 2.16M





**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
Website: 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.