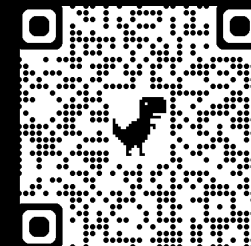


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£93,000



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**Carnwath**

Somerville Drive  
ML11 8JL

Council Band A

## 2 BEDROOM END OF TERRACE

Spacious Accommodation | Living Room | Kitchen | Bathroom | Two Double Bedrooms |  
Front, Rear and Side Gardens | Air-Source Heat Pump | Double Glazing | EPC - C



Arrange a viewing: 01555 661435  
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# Somerville Drive, Carnwath, Lanark, ML11 8JL

Well presented two bedroom end terrace property located in the charming village of Carnwath, a short drive from the towns of Lanark and Biggar. The accommodation comprises of; entrance hallway, living room, kitchen, two double bedrooms and a family bathroom. The property further benefits from; double glazing, an Air-Source heat pump, solar panels, enclosed front, rear and side gardens. EPC – C

The property is entered from the front into a welcoming entrance hallway with stairs leading to the upper level and a door leading into the living room. The living room is a bright and spacious room with a large double glazed window providing natural light.

A door from the living room leads to the kitchen which has a good selection of wall and base units, integrated four ring hob and single oven. There is space for under counter freestanding utilities.

On the upper level there are two double bedrooms and a modern fitted family bathroom comprising of; a bath with shower over, WC and wash hand basin set within a vanity unit.

Externally the front garden is mainly laid with grass, there is also a slabbed area and a decked area with excellent views of Tinto Hill in the distance. The side garden also features an area laid with decking great for entertaining guests. The back garden is predominantly laid with grass and a slabbed walkway section leading to a gate.

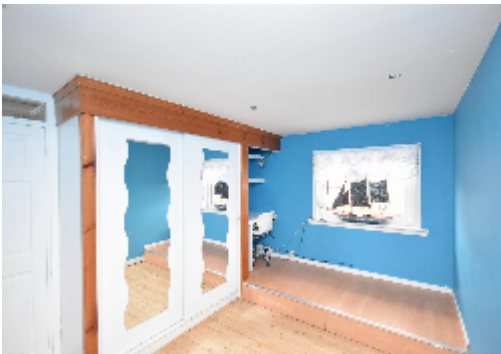
Living Room – 4.70m x 3.94m

Kitchen – 2.13 x 4.97m

Bathroom – 1.68m x 2.00m

Bedroom one – 3.12m x 4.04m

Bedroom two – 3.80m x 2.88m







 **Morison & Smith**  
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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.