



RESIDENCE

East Coldstream Cottage Tups Road, Kilncadzow, ML8 4QH

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Viewing by appointment with Residence Lanark  
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## 2 Bedrooms | 2 Public Rooms | 1 Bathrooms

Enjoying a pleasant setting within the outlying village of Kilncadzow, this charming stone built detached cottage offers a well-proportioned layout of apartments.

The property would be a fantastic project for someone as internally it would need upgraded and modernising.

The property can be entered from the front into a bright vestibule which in turn leads into the lounge. The large lounge features a fantastic large front facing double glazed bay window with excellent countryside views. There is also access from the rear of the property.

As you enter the property from that back, you have access to all aspects of the property. The rear vestibule has a large built in storage cupboard. The kitchen has a good selection of base and wall mounted units with an electric hob, electric oven and fridge freezer. The hallway gives access to the dining room, family bathroom and the 2 large double bedrooms with the master having built in wardrobes.

The property has a shared driveway with the local farmer which leads around to the rear of the property. To the rear sits two barns, the detached barn to right - the first third is owned by the property for sale and the barn to left that is attached to the property is owned by the local farmer.

The small village of Kilncadzow is situated on the outskirts of Carluke with its many amenities, including all schooling, public transport and recreational facilities. For the commuter the M8 & M74 motorway networks allow for fast and easy access to Glasgow, Edinburgh and all points beyond.



1184.03 sq ft | EER = G



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## East Coldstream Cottage



Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements.

Produced by Plush Plans Ltd

We believe these details to be accurate; however, they do not form any part of a contract. Fixtures and fittings are not included unless specified in the enclosed. Photographs are for general information and it must not be inferred that any item is included for sale with the property. All distances and measurements are approximate. Floorplans may not be to scale and are for illustration purposes only.