



1 Balmoral Court, Carstairs Junction, ML11 8FB



Viewing by appointment with Residence Lanark
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RESIDENCE



3 Bedrooms | 2 Public Rooms | 1 Bathrooms

This well presented three-bedroom detached property is located in the every popular, semi-rural location of Carstairs Junction, just a few miles outside the towns of Lanark and Carnwath.

The accommodation is arranged over two floors with the ground floor comprising, entrance hallway that has storage under the stairs, spacious lounge, open plan dining/kitchen area, the kitchen has a good range of base and wall mounted units and integrated appliances, Off the kitchen you have a large conservatory that leads to the back garden.

On the first floor there are three well-proportioned bedrooms and a family bathroom with a white suite comprising, W.C, wash hand basin and bath with electric shower over.

Externally there is a landscaped spacious garden to the front and a large Monoblock driveway that could accommodate 3-4 cars, along with access to a single car garage, to the rear you have a two-level decked private area that is excellent for entertaining, low maintenance and gives access to the conservatory.

The property lies in close proximity to the popular towns of Lanark, Carnwath and Biggar, where a wide range of schools, shops, amenities, entertainment and recreational facilities can be found, also the well-known New Lanark world heritage site. There are several excellent golf courses are easily accessible, including, Carnwath and Lanark golf course. Good access to the Clyde Valley and Scottish Borders provides excellent walking opportunities for the outdoor enthusiast, including Tinto Hill and the Falls of Clyde.

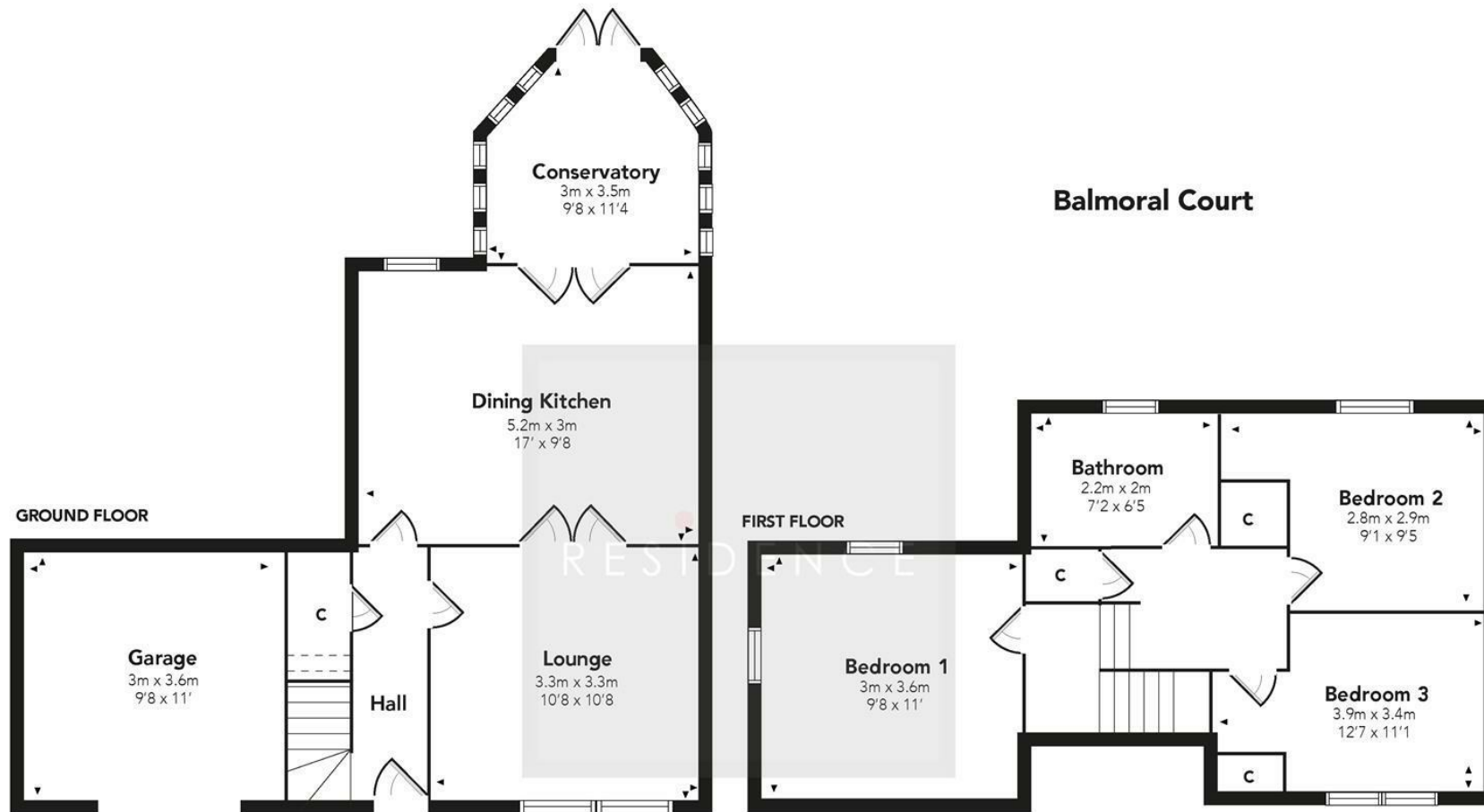


1011.00 sq ft | EER = E



RESIDENCE





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.