



RESIDENCE

5 Waterlands Place, Law, ML8 5JY

www.residencestateagents.co.uk



Viewing by appointment with Residence Lanark
T: 01555 467222 | E: | A: 68-70 High Street, Lanark, ML11 7ES



2 Bedrooms | 1 Public Rooms | 1 Bathrooms



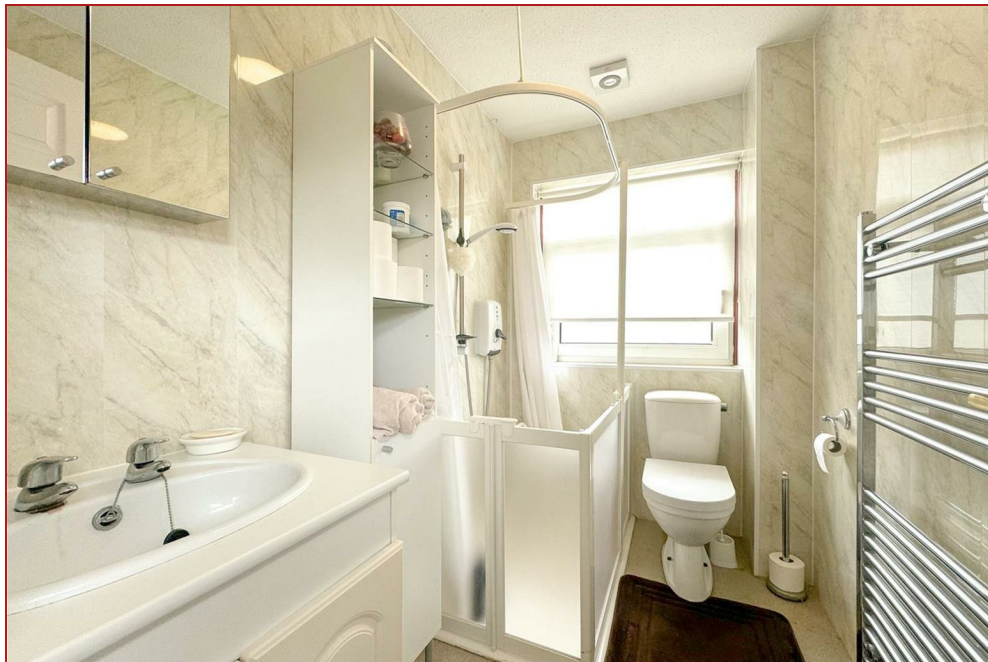
Well presented two-bedroom semi-detached villa set within a quiet cul-de-sac in the popular village of Law, near Carlisle.

The property is entered from the front through an entrance vestibule which has a built in storage cupboard. The lounge is bright, spacious and has an open staircase which provides access to the upper floor. A large storage cupboard can be found under the staircase. The dining area is open plan to the lounge, providing ample space for a dining table and chairs and has french doors leading to the back garden. The kitchen benefits from a good range of base and wall mounted storage units and an integrated oven and hob. On the first floor there is a shower room and two double bedrooms, one of which benefits from a built-in storage cupboard.

Externally the property occupies a spacious plot with gardens to the front, side and rear. The front consists of a slab path and lawn. The private rear garden consists of a paved patio, lawn and is bound by timber fence, making this a safe area for children and pets. A driveway to the side of the property provides parking for multiple cars.

The property is just a short walk to Law Primary School, all local amenities and further benefits are gas fired central heating and double glazing throughout.

Law village is located on the east side of the Clyde Valley between Carlisle and the Garron Bridge. The surrounding towns and villages are renowned for their variety of garden centres and scenic walks. The valley winds its way from junction 7 of the M74 motorway near Hamilton to the historic town of Lanark. The Valley has several villages with shopping amenities, schools, parks and sports facilities as well as several pubs and restaurants. The surrounding towns of Lanark and Hamilton offer a wider range of shopping facilities.



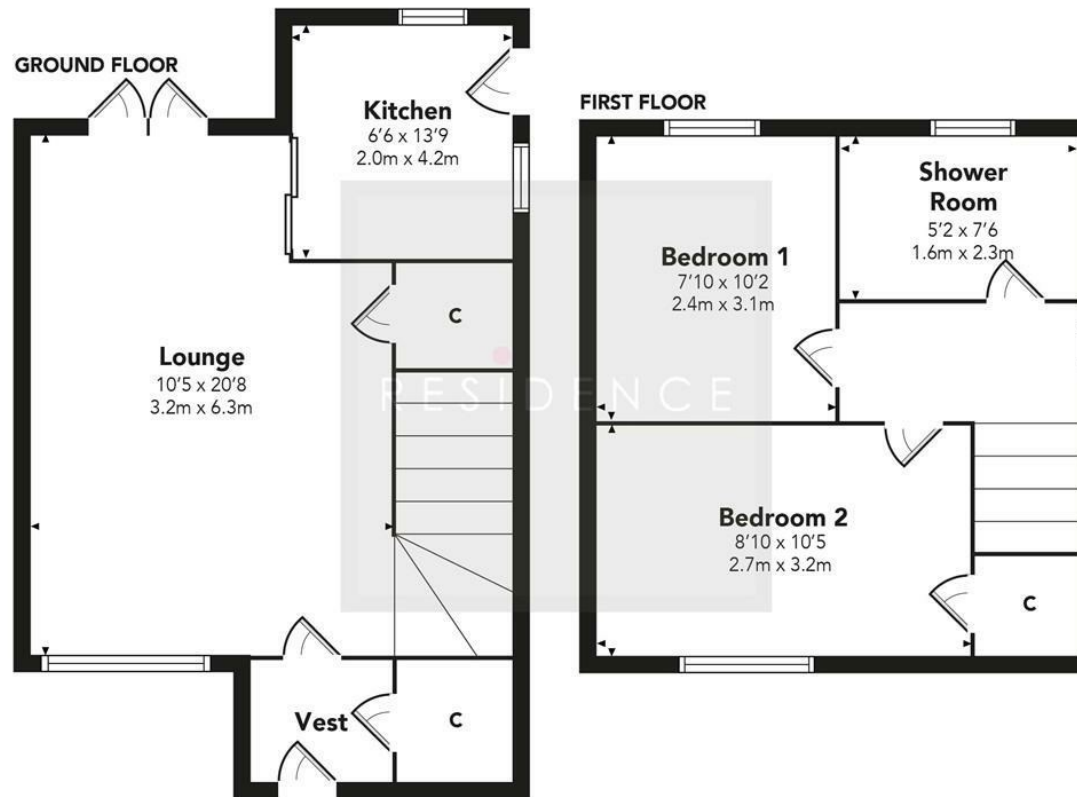
624.00 sq ft | EER = D



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Waterlands Place



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.