



AB Properties



66 Main Street  
, Carnwath, ML11 8JZ

Offers over £264,995











Deceptively generous link-detached cottage situated within the centre of the idyllic village of Carnwath.

The property boasts flexible and well-proportioned accommodation arranged over two levels with the ground floor comprising of a welcoming entrance hallway, a spacious lounge with lovely feature box windows and a cosy log-burner, and a second sitting room with a beautiful original open fire. A small hallway giving access to a contemporary shower room with double shower enclosure and his and hers sinks, and an open-plan dining kitchen with a sperate utility room. The chic country-style kitchen boasts a range cooker and Belfast sink which are in keeping with the character of the house, and the dining room enters a bright conservatory which links the second sitting room.

Upstairs offers an airy open landing, a stunning family bathroom with ambient censored lighting, and four double bedrooms. The upper level features lovely coombed ceilings, velux and dormer windows.

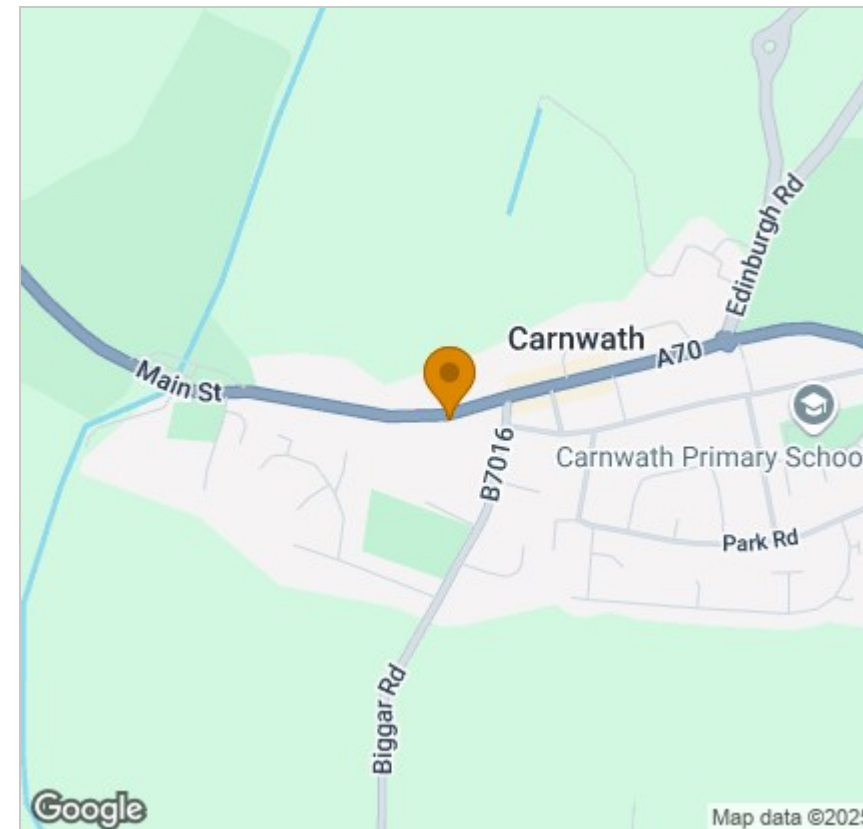
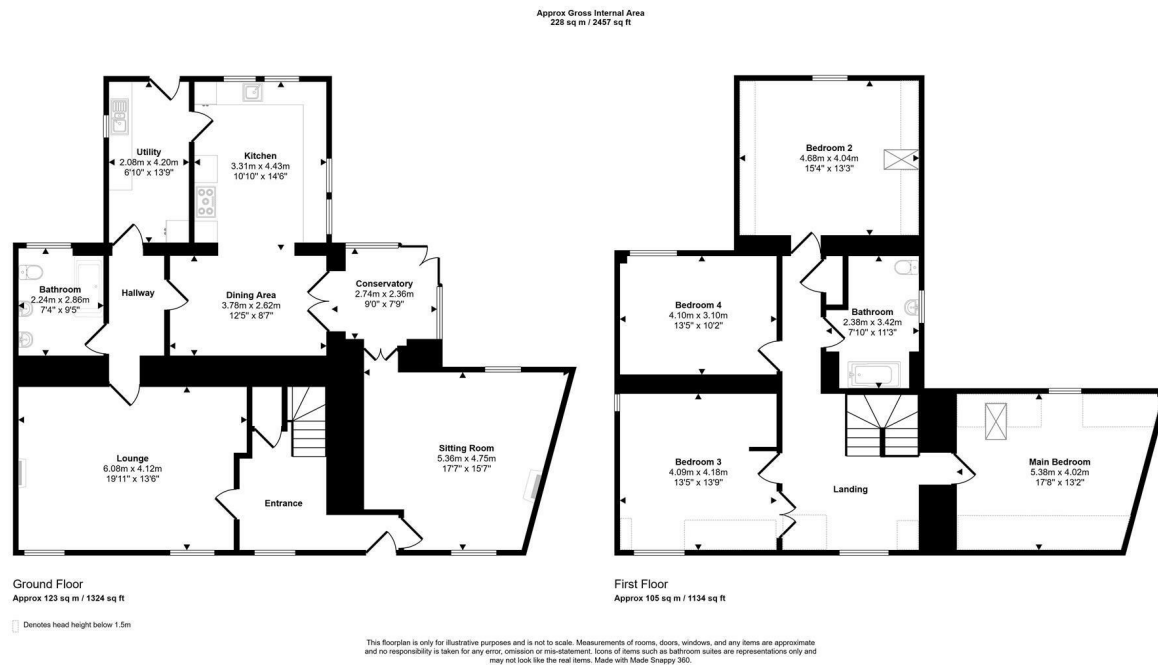
Additionally the property benefits from double glazing, oil central heating, and ample storage facilities.

Externally there is an extensive private garden to the rear which comprises of a generous lawn, a convenient chipped driveway, and a paved/chipped patio area. The garden is adorned with various plants, trees and flower beds which add lots of colour.

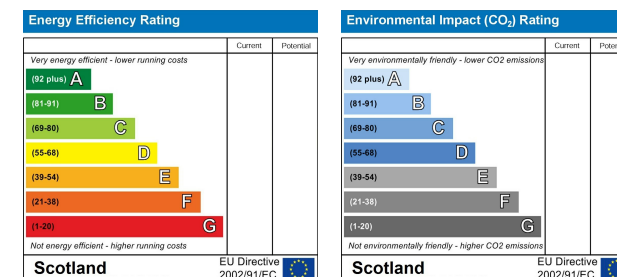
Carnwath offers the charm of village living with local shops, pubs, restaurants, and a primary school, alongside recreational facilities such as an 18-hole golf course and a bowling club. Conveniently positioned for commuters, the property is just a 25-minute drive to the Edinburgh City Bypass and the M74, with easy access to Lanark and Biggar for additional amenities.







## Energy Efficiency Graph



## Viewing

Please contact our AB Properties Office on 01555 660077 if you wish to arrange a viewing appointment for this property or require further information.

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