



AB Properties



16 Carnwath Road  
, Kilncadzow, ML8 4QW

Offers over £195,000











Deceptively generous terraced sandstone cottage situated within the idyllic village of Kilncadzow, only a few miles from the larger towns of Carluke and Lanark.

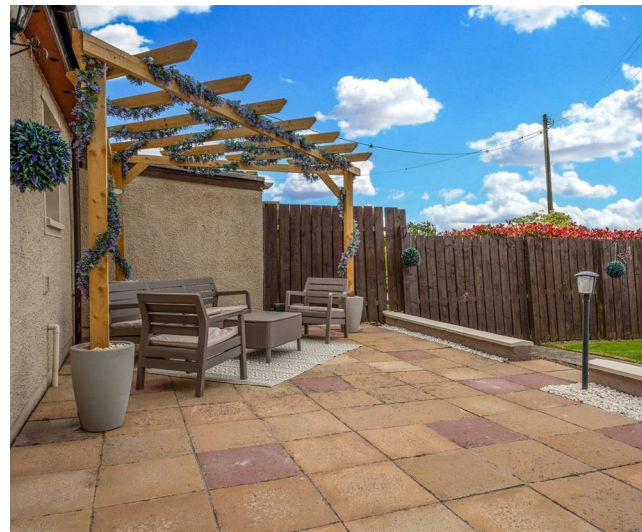
The accommodation is arranged over two levels with the ground floor comprising of a welcoming entrance hallway, a spacious lounge with large patio doors to the rear garden, a formal dining room, a convenient wc with fitted storage, and a stylish fitted kitchen.

Upstairs offers a huge family bathroom with shower over bath and three double bedrooms with fitted storage/ wardrobes. The upstairs boasts beautiful feature coombed ceilings and velux windows.

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

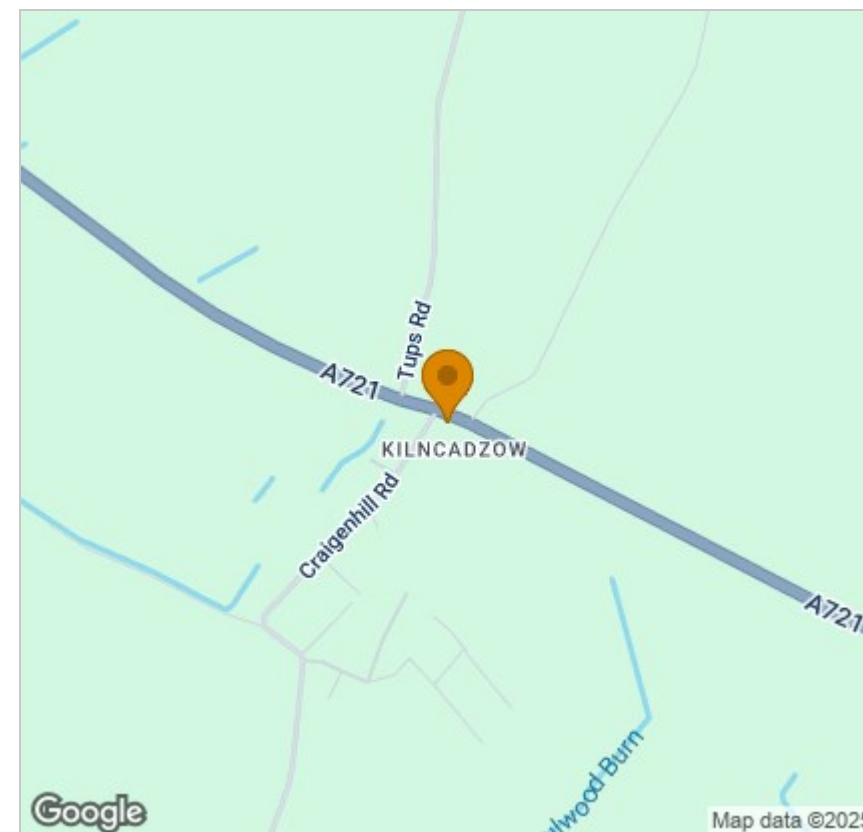
Externally, to the front of the property is a low-maintenance chipped garden. The private rear garden has been beautifully landscaped to include a sizeable lawn and a lovely elevated paved patio. There is also a driveway for two cars, accessed from the rear garden.

Situated on the outskirts of Carluke, the location hosts a wide range of local amenities including schools, restaurants, shops, bars and sporting facilities. Carluke train station offers links to Glasgow and Edinburgh. The M8, M73 & M74 are all close by and provide convenient access to the central belt.

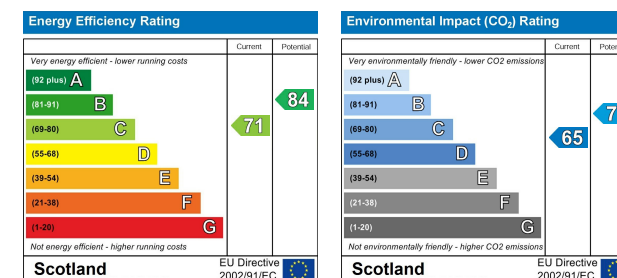




**TOTAL: 1406 sq. ft, 130 m<sup>2</sup>**  
 FLOOR 1: 747 sq. ft, 69 m<sup>2</sup>; FLOOR 2: 659 sq. ft, 61 m<sup>2</sup>  
 EXCLUDED AREAS: LOW CEILING: 66 sq. ft, 7 m<sup>2</sup>  
 WALLS: 92 sq. ft, 8 m<sup>2</sup>



## 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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