





Braidwood

65 Braidwood Road Braidwood ML8 5NY

Independent Estates



Directions

Traveling from Carluke Cross towards Lanark. Continue along Kirkton Street onto Lanark Road. Entering Braidwood travel past the Station Inn on your left and take first right into Braidwood Road. Continue along this road and property is situated on your left hand side and can clearly be identified by our for sale board.

Viewing

Strictly by appointment via Independent Estates

Making an Offer

Verbal offers are welcomed, however a formal written offer from a solicitor will be required upon request from Independent Estates. If you are offering at a closing date, please note that all offers must be formal written offers to be considered.

Financial Evaluation of Offer

All offers, prior to acceptance, will require the prospective buyer to provide Independent Estates with proof of the source and availability of the funds for the purchase of the property. This information will be passed onto the seller along with any offer.

Rooms

Entrance Hallway	2.17m x 4.93m	Lounge	5.43m x 3.64m
Kitchen/Dining	7.45m x 3.64m	Utility	2.95m x 1.17m
Bedroom One	2.96m x 4.05m	Bedroom Two	3.55m x 2.91m
Bedroom Three	2.38m x 3.00m	Bathroom	1.93m x 2.71m
Upper Landing	1.88m x 1.99m	Bedroom Four	3.37m x 3.99m
Bedroom Five	3.07m x 4.03m	Shower Room	1.60m x 1.89m
Garage	3.97m x 6.35m	Boiler Room	4.05m x 1.51m

Offices

55 High Street, Carluke, Lanarkshire ML8 4AJ Telephone 01555 759777 email carluke@independentestates.com

97 Main Street, Wishaw, Lanarkshire ML2 7AU Telephone 01698 373737 email wishaw@independentestates.com

Disclaimer: These property details are set out as a general outline only and do not constitute any part of an Offer or Contract. Any services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor. Fixtures, fittings and other items are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. Room measurements are taken to the nearest 10cm and prospective buyers are advised to check these for any particular purpose, e.g. Fitted carpets and furniture. This material is protected by the laws of copyright. The owner of the copyright is Independent Estates. This property sheet forms part of our database and is protected by the database rights and copyright laws. No unauthorised copying or distribution without permission.

Independent Estates are proud to present this spacious detached villa. The property is located within the increasingly popular village of Braidwood and enjoys enviable position with substantial gardens. Braidwood is ideally positioned close to the nearby Towns of Carluke, and Lanark, and also the scenic Clyde Valley is only a short drive away. Close to major motorway networks of the M74 and M8 giving access to Edinburgh, Glasgow and the South.

Entrance to property via front facing upvc door leading to reception hallway with laminated flooring. The hallway gives access to formal lounge, large dining kitchen, three bedrooms, family bathroom and carpeted staircase. Generous lounge with front facing bay style formation window, side facing window, feature fireplace and fitted carpet. Large rear facing contemporary kitchen/diner comprising range of base and wall mounted units, ample work surfaces, integral appliances including, electric oven, hob, microwave, fridge freezer, dishwasher and wine chiller. Large family dining area with rear facing French doors opening onto large timber deck. Bedroom one with front and side facing window formations currently used as second lounge. Bedroom two is rear facing with fitted wardrobes and carpet. Bedroom three is front facing with fitted carpet. Rear facing family bathroom comprising four piece suite including low flush wc, wash hand basin, freestanding bath and drench shower. Fully tiled walls and tiled flooring.

Rear facing carpeted upper landing gives access to two further bedrooms and shower room. Bedroom four is rear facing (velux) with fitted carpet. Bedroom five is again rear facing (velux) with fitted carpet. Front facing (velux) shower room comprising low flush wc, wash hand basin, shower cubicle, partially tiled walls and vinyl flooring.

The property boasts full gas central heating and double glazing throughout. Large mono block driveway is accessed via double wrought iron gates leading to large garage with roller door, power and lighting supplied. Boiler room/store located to rear of garage. Front garden is mainly laid to lawn and large timber decked patio enclosed with matured conifer hedging. Rear garden is again mainly laid to lawn with decorative gravel drying area, large timber deck with pergola and hot tub (included within sale) The rear deck also gives access to rear utility porch. The rear garden is again enclosed via conifer hedging providing privacy.



Offers Over £290,000