





# Braidwood

3 Monks Lane Braidwood ML8 5PN

Independent Estates



## Directions

Travelling 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 take second left. Continue to top of hill and the property is situated on your left 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	4.68m x 1.84m	Lounge	4.76m x 3.54m
Dining Room	3.36m x 2.68m	Kitchen	3.26m x 2.69m
Half Landing	2.86m x 2.01m	Bedroom One	4.29m x 2.90m
Bedroom Two	3.40m x 3.05m	Bedroom Three	3.36m x 2.58m
Bathroom	2.03m x 1.74m		

## Offices

55 High Street, Carluke, Lanarkshire ML8 4AJ Telephone 01555 759777 email [carluke@independentestates.com](mailto:carluke@independentestates.com)

97 Main Street, Wishaw, Lanarkshire ML2 7AU Telephone 01698 373737 email [wishaw@independentestates.com](mailto:wishaw@independentestates.com)

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Independent Estates are proud to present this immaculate spacious mid terraced villa. With enviable view over open countryside. The property is located within the increasingly popular village of Braidwood. 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. Monks Lane is also within a stone throw of newly built Braidwood Primary School.

Accommodation is in walk in condition arranged over two levels and is presented in immaculate order throughout. Entrance to property via front facing upvc door leading to spacious entrance hallway. Entrance hallway with wooden flooring leads to lounge, kitchen, formal dining room, carpeted staircase and storage cupboard. Generous front facing lounge with picture window, feature fireplace incorporating electric fire and fitted carpet. Formal dining room with wooden flooring and rear facing French doors leading to rear garden. Fully fitted kitchen comprising range of base and wall mounted units ample work surfaces, electric oven, hob, extractor and tiled flooring. The kitchen gives access to rear garden via half glazed upvc door.

Carpeted upper landing leads to three bedrooms, bathroom and loft hatch. Bedroom one is front facing with freestanding mirrored wardrobes and carpet. Bedroom two is rear facing with fitted mirrored wardrobes and carpet. Bedroom three is again front facing with fitted storage and carpet. Rear facing bathroom comprising three piece suite including low flush w/c, wash hand basin, bath, shower (over bath), fully tiled walls and tiled flooring.

The property benefits from full double glazing and wet electric central heating. Front garden is mainly laid to decorative gravel and paved pathway. Rear garden is mainly laid to decorative mono block with planted border, timber boundary fencing and brick storage shed.

EXTRAS - All floor coverings, light fittings and window blinds.



**Offers Over £107,000**