





Lanark

2 Cairngryfe Street Pettinain, Lanark ML11 8SW

Independent Estates



Directions

On leaving Lanark on Hyndford Road traveling toward Hyndford Bridge. Travel past Lanark Loch on your left and take the second exit at second roundabout. Turn left onto the A73 toward Carlisle and take your first left and continue this route. Take your first right onto Grange Road then first right into Cairngryfe Street and the property is situated on your right.

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 Vestibule	0.90m x 1.06m	Hallway	1.68m x 3.16m
Lounge	3.31m x 3.87m	Dining Room	2.70m x 3.28m
Conservatory	3.42m x 3.80m	Kitchen	2.70m x 3.80m
Shower Room	2.03m x 1.18m	Upper Landing	1.75m x 0.90m
Bedroom One	3.18m x 3.87m	Bedroom Two	3.33m x 2.87m
Bedroom Three	2.67m x 3.18m		

Offices

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

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Independent Estates are delighted to welcome this deceptively spacious three bedroom semi-detached family home offering potential buyers flexible living accommodation over two levels. Situated in a quiet cul-de-sac within the rural hamlet of Pettinain. Although located within peaceful rural South Lanarkshire setting the property is just 3 miles from the market town of Lanark offering health and leisure facilities, supermarkets, retail and rail network.

Entrance to property via front facing upvc door giving access to entrance vestibule with wood flooring. Vestibule gives access to reception hallway and store cupboard. Reception hallway with solid wood flooring gives access to lounge, kitchen, shower room, carpeted staircase and large store cupboard. Bright and airy front facing lounge with feature fireplace incorporating electric fire, feature lighting and fitted carpet. Lounge leads to formal dining room again with fitted carpet. Dining room leads to conservatory with wooden flooring overlooking garden and countryside beyond. The conservatory gives access to raised veranda patio via French doors. Shower room comprising three piece suite including low flush wc, wash hand basin, shower, fully tiled walls and vinyl flooring. Rear facing fully fitted kitchen comprising range of base and wall mounted units, ample work surfaces, double electric oven, hob and extractor. The kitchen further benefits from vinyl flooring and side upvc exterior door giving access to rear garden.

Front facing upper landing with fitted carpet gives access to three bedrooms and family bathroom. Bedroom one is rear facing with fitted carpet and gives access to loft hatch. Bedroom two is front facing with fitted storage and carpet. Bedroom three is again rear facing with fitted carpet. Side facing family bathroom comprising three piece suite including low flush wc, wash hand basin, bath, fully tiled walls and tiled flooring.

The property boasts newly installed (2024) full wet electric central heating system, upgraded insulation and double glazing throughout. Front garden is mainly laid to lawn with decorative borders and paved pathway. Large side garden is mainly laid to lawn with gravel driveway. Extensive rear garden is again mainly laid to lawn with paved patio areas, timber garden storage and fully enclosed via timber and wire fencing.

N.B. Planning permission obtained in the past for double garage with office space to side of property.

EXTRAS - All floor coverings, light fittings and window blinds



Offers Over £157,500