





Braidwood

Lanark Road, Braidwood, ML8 5PG

Independent Estates



Directions

Traveling from Carluke Cross towards Lanark. Continue along Kirkton Street onto Lanark Road. Entering Braidwood continue toward Lanark and the property is situated on your right identified by our for sale sign.

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 Valuations of Offers

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

Hallway	3.52m x 0.98m	Lounge	3.92m x 3.83m
Kitchen	3.32m x 3.07m	Bedroom One	3.77m x 2.67m
Bedroom Two	3.80m x 2.68m	Shower Room	1.89m x 1.57m

Offices

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Independent Estates are proud to present this spacious upper cottage flat. The property is located within the increasingly popular village of Braidwood. Which is ideally positioned close to the nearby Towns of Carluke, and Lanark providing shopping, health and leisure establishments and train stations. Also the scenic Clyde Valley is only a short drive away as well as major motorway networks of the M74 and M8 giving access to Edinburgh, Glasgow and the South.

Entrance to the property via side facing upvc door with glass insert giving access to carpeted staircase hallway. Carpeted upper hallway gives access to lounge, kitchen, two double bedrooms, shower room, large store cupboard and loft hatch (loft space is fully floored). Spacious front facing lounge with decorative alcove and fitted carpet. Rear facing kitchen with two window formations, fully fitted cabinets both base and wall mounted, ample work surfaces, electric oven, gas five burner hob, extraction unit, partially tiled walls and laminated wood flooring.

Bedroom one is front facing with fitted storage and carpet. Bedroom two is rear facing with laminated flooring and fitted storage. Rear facing shower room comprising low flush wc, wash hand basin with vanity, double shower cubicle, decorative wet wall panelling, heated towel rail and vinyl flooring.

The property boasts full gas central heating with new boiler installed last year 2024 and double glazing throughout. Extensive multi vehicle driveway to side which is fully mono block paved. To rear of driveway beyond six foot privacy fencing is large private garden. The garden enjoys open countryside outlook and is mainly laid to lawn with newly installed large timber deck patio area.



Offers Over £92,500