



RESIDENCE

1A Carnwath Road, Carlisle, ML8 4DF

www.residenceestateagents.co.uk



Viewing by appointment with Residence Lanark
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2 Bedrooms | 1 Public Rooms | 1 Bathrooms

This well-presented and spacious two-bedroom ground floor apartment is positioned within a highly sought-after and centrally located development in the ever-popular town of Carlisle.

Entry to the property is gained via a secure intercom entry system leading into a well-maintained communal hallway. The apartment itself offers generous and versatile living space, thoughtfully arranged over a single level. On entering, you are welcomed by a bright and inviting hallway which benefits from a sizeable built-in storage cupboard. The accommodation flows through to a well-proportioned lounge, enhanced by patio doors opening onto a charming Juliette balcony, allowing for an abundance of natural light.

The open-plan dining kitchen is fitted with a comprehensive range of modern, integrated appliances and offers ample space for both dining and entertaining. The property further comprises two generous double bedrooms, both of which benefit from fitted wardrobes, and a spacious family bathroom complete with a three-piece suite and shower over bath.

Further features of this attractive home include efficient gas central heating and quality double glazing throughout, ensuring comfort and warmth year-round.

Externally, residents can enjoy a communal drying area to the rear, while to the front of the development, a monoblocked car park provides ample parking for both residents and visitors alike.

Carlisle is situated close to the Clyde Valley and offers an excellent range of amenities. Carlisle offers excellent schooling, sports facilities, public transport by bus and train and a wide range of shops. The surrounding towns of Lanark and Hamilton offer an even wider range of shopping facilities including retail parks and regular public transport by bus or train to Glasgow, Edinburgh and the surrounding towns. For those commuting by car, the road network links with the M74 motorway both north and southbound and to the M8 motorway linking Glasgow and Edinburgh.



0.00 sq ft | EER =



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Carnwath Road



Floor Plan measurements are approximate and are for illustrative purposes only.
While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements.

Produced by Plush Plans Ltd

We believe these details to be accurate; however, they do not form any part of a contract. Fixtures and fittings are not included unless specified in the enclosed. Photographs are for general information and it must not be inferred that any item is included for sale with the property. All distances and measurements are approximate. Floorplans may not be to scale and are for illustration purposes only.