

FOR SALE

OFFERS OVER
£120,000

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Carluke

Carlin Lane
ML8 4NF

Council Band B

2 BEDROOM TERRACED

Mid Terraced Villa | Two Double Bedrooms | Spacious Living Room | Dining Room | Rear
Extension Kitchen | Family Bathroom | Wet Electric Central Heating | Double Glazing | EPC -

D



Arrange a viewing: 01555 661435
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Carlin Lane, Carluke



Situated within the popular town of Carluke, this well-presented two-bedroom mid-terrace villa offers spacious accommodation over two levels and benefits from double glazing, wet electric central heating, and low-maintenance gardens to the front and rear. The property is ideally suited to first-time buyers, downsizers, and young families seeking a home within easy reach of local amenities, schooling, and transport links. EPC - D

The property is entered via an external door to the front, leading into a welcoming entrance hallway. The hallway provides access to the living room and stairway to the upper floor.

A bright and spacious front-facing living room enjoys excellent natural light, from a large window overlooking the front garden. The room is neutrally decorated and features a carpeted floor along with a feature papered wall, creating an attractive focal point. A glazed internal door provides access to the dining room.



The dining room offers ample space for formal dining and family gatherings. The room is neutrally decorated and benefits from a useful understair storage cupboard, providing excellent household storage. A further alcove offers additional space for storage or display furniture. An archway creates an open-plan feel and leads directly through to the kitchen.

Located within a rear extension, the kitchen is fitted with an attractive range of sage green base and wall-mounted units complemented by beech-effect work surfaces. A stainless steel sink is positioned beneath a rear-facing window overlooking the garden. Integrated appliances include a four-ring electric hob, electric oven and dishwasher, while additional space is available for further white goods. The kitchen also benefits from a rear external door providing direct access to the garden.

The upper landing provides access to both bedrooms, the family bathroom, and loft space.



A generous double bedroom is positioned to the front of the property, benefitting from two front-facing windows which flood the room with natural light. The room is neutrally decorated with a carpeted floor and features a useful storage cupboard located above the stairwell. A further bedroom is situated to the rear. The room is neutrally decorated and benefits from a carpeted floor and a built-in three-door sliding wardrobe providing excellent storage.

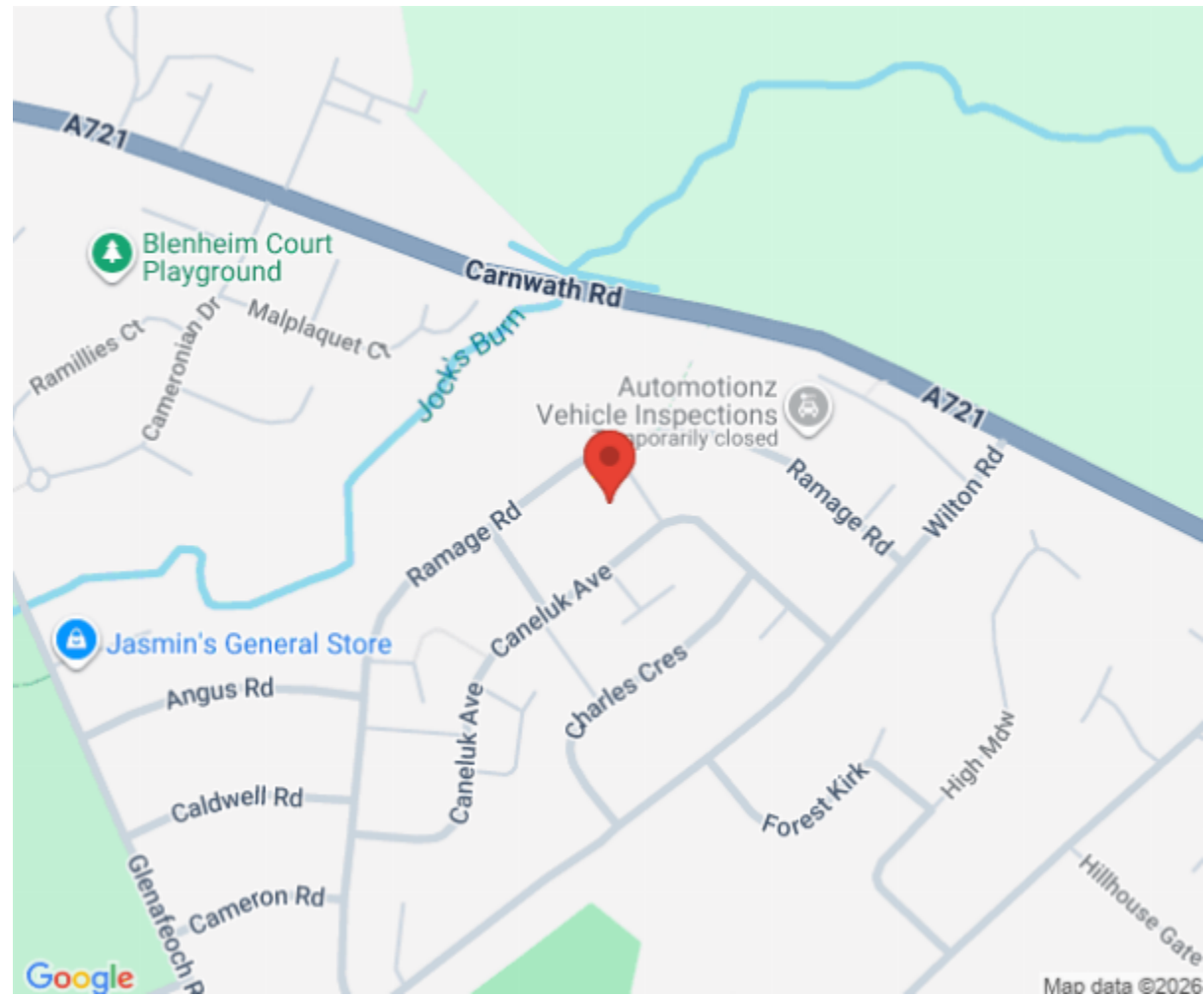
The bathroom is fitted with a white three-piece suite comprising WC, wash hand basin, and bath with electric shower over. A high-level obscured glazed window provides natural light and ventilation, while a chrome heated towel radiator adds comfort and practicality.

The fully enclosed front garden has been designed for ease of maintenance and is predominantly laid with decorative stone chips. A mono block pathway leads directly to the front entrance. The rear garden is fully enclosed by high timber fencing, creating a private outdoor space. Designed with low maintenance in mind, it features decorative stone chips and mono block pathways throughout. A useful storage shed is located adjacent to the rear gate.

Carluke offers a wide range of local amenities including supermarkets, independent retailers, cafés, healthcare facilities, and leisure amenities. Well-regarded primary and secondary schooling is available nearby. Carluke railway station provides regular services to both Glasgow and Edinburgh, making the area popular with commuters. Excellent road links throughout Lanarkshire further enhance the property's convenient location.



Living Room: 3.92m x 4.68m
Dining Room: 5.00m x 1.95m
Kitchen: 4.78m x 2.71m
Bedroom One: 3.99m x 3.12m
Bedroom Two: 2.83m x 3.75m
Family Bathroom: 2.01m x 1.66m
(Measurements are at longest points.)



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