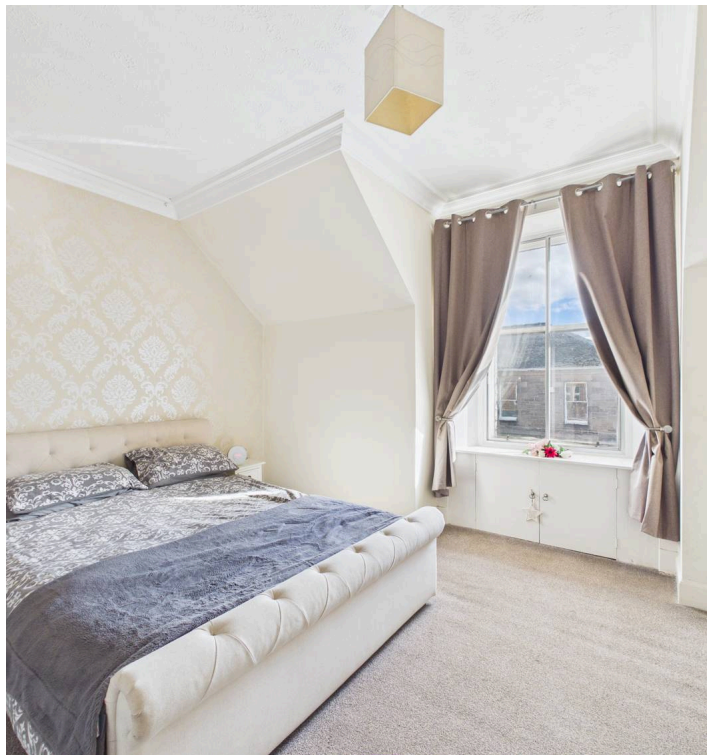
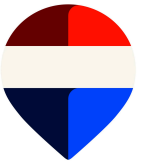




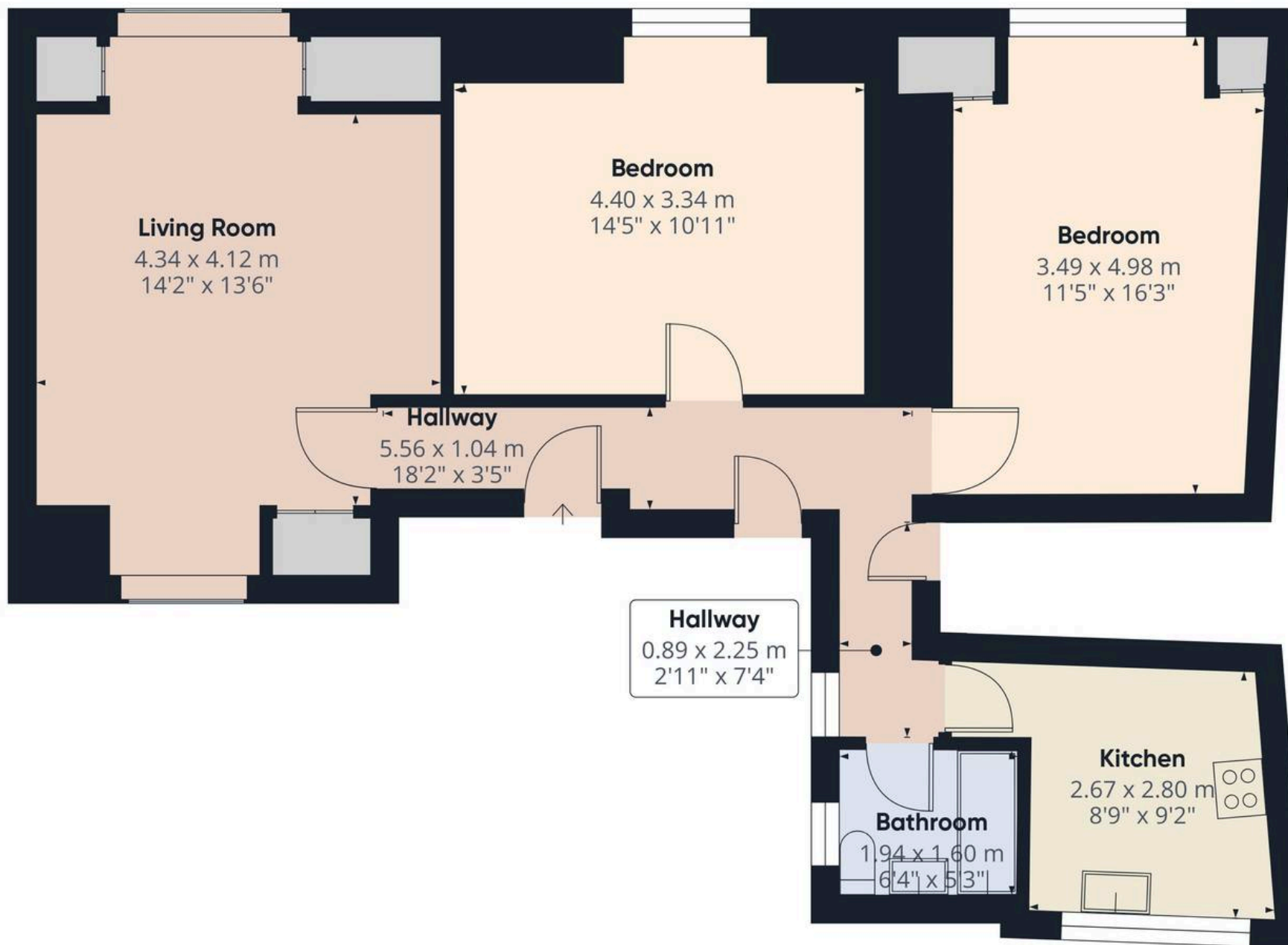


75c Main Street Carnwath, Lanark



Charming, two bedroom, traditional upper flat situated in the heart of Carnwath, nestled in the South Lanarkshire Countryside. This deceptively spacious property offers a great opportunity for first time buyers to get their foot on the property ladder or for buy to let investors to purchase a property they can quickly market to let. The flat is entered through a communal stair well which has retained many traditional features. Once through the private main door an entrance hallway gives access to the flats principal apartments. The lounge is generously proportioned and naturally bright thanks to a twin aspect windows which benefit from secondary glazing. This room also provides ample storage thanks to three large storage cupboards. The bathroom has a modern white suite comprising; W.C, pedestal wash hand basin and bath with electric shower over. The kitchen has been remodelled by the current owner and is again generously proportioned with a good range of base and wall mounted storage units and an integrated electric oven and hob. A large double glazed window provides attractive views over open countryside to the rear. The accommodation is completed by two good size double bedrooms. Externally there is a large communal walled garden to the rear. This area has been left to get overgrown in recent years but the image we have on file shows what it looked like when we previously listed the property in 2016.

- Traditional Upper Flat
- Two Double Bedrooms
- Large Communal Walled Rear Garden
- Open Countryside Views



Approximate total area⁽¹⁾

74.8 m²
804 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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These particulars are prepared by us on the basis of information provided by our clients.

We have not tested the electrical system, appliances or heating system. All sizes are recorded by laser to give an indicative, approximate size only. Prospective purchasers should make their own enquiries, no warranty is given or implied. This schedule is not intended to, and does not form any contract. Anti-Money Laundering Regulations - Purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. NOTING INTEREST If you are interested in this property please ask your solicitor to notify us. This is referred to as "noting interest" and will ensure that you are informed of any