

FOR SALE

OFFERS OVER  
£195,000

Scan for more information

Carnwath

Main Street  
ML11 8JZ

Council Band C

## 3 BEDROOM GROUND FLAT

Ground Floor Flat | Three Bedrooms | Family Bathroom | Dining Room | Rear Vestibule | Oil-Fired Heating | Double Glazing | Two En-Suite Shower Rooms | EPC - D



Arrange a viewing: 01555 661435  
[www.morisonandsmith.com](http://www.morisonandsmith.com)



# 68 Main Street, Carnwath ML11 8JZ



Situated within the heart of Carnwath, this impressive ground floor flat forms part of a former public house which has been converted into two residential properties. Offering spacious and flexible accommodation throughout, the property successfully combines original character features with modern fixtures and fittings and is presented in walk-in condition. This distinctive home offers a rare opportunity to acquire a spacious property with a wealth of character and period charm, whilst enjoying the benefits of modern living within a central Carnwath location. EPC - D.

The property benefits from both front and rear access, double glazing throughout and oil-fired central heating. The principal entrance is accessed directly from Main Street via a traditional wooden external door which leads into a welcoming entrance hallway finished with wood-effect laminate flooring and providing access to the majority of the accommodation.



The living room is a spacious front-facing apartment enjoying views over Main Street through a traditional sash-style window. Rich in character, the room features an exposed stone wall incorporating an original doorway from the former public house, now forming an attractive recessed alcove. A feature wooden fireplace with electric inset fire provides a focal point, whilst neutral décor and laminate flooring complete the room.

The primary bedroom is located to the rear of the property and offers excellent proportions. Finished with grey carpeting and contemporary décor, the room enjoys a rear-facing sash-style window and benefits from a walk-through dressing room providing useful wardrobe space. Beyond this is a well-appointed en-suite shower room fitted with a white suite incorporating a WC, wash hand basin and shower enclosure. Bedroom Two is positioned to the front of the property and is a generous double bedroom with sash-style window overlooking Main Street. Finished with a grey carpet and neutral décor, the room benefits from a walk-through dressing room which provides access to a private en-suite shower room fitted with a WC, wash hand basin and shower enclosure. Bedroom Three is a further double bedroom situated to the side of the property and benefits from a sash-style window, grey laminate flooring and neutral decoration.



The family bathroom has been fitted with a traditional roll-top bath, large walk-in shower enclosure with electric shower, WC and wash hand basin. Two obscure-glazed windows provide natural light, while tiled flooring and modern décor complete the room.

To the rear of the property, the dining room provides an excellent space for family dining and entertaining. A large side-facing window allows an abundance of natural light into the room and the space is finished with laminate flooring and neutral décor.

Located directly off the dining room, the kitchen has been fitted with an attractive range of grey shaker-style wall and base units complemented by quality wooden worktops. Features include a Belfast sink, integrated fridge freezer, integrated dishwasher, electric oven, four-ring electric hob with extractor hood above and additional space for appliances.

Completing the accommodation is a practical rear entrance vestibule with tiled flooring, two useful storage cupboards and glazed French doors providing direct access to the rear parking area.

Room Sizes (at longest points)

Living Room: 4.58m x 4.34m

Dining Room: 3.60m x 3.84m

Kitchen: 3.07m x 3.08m

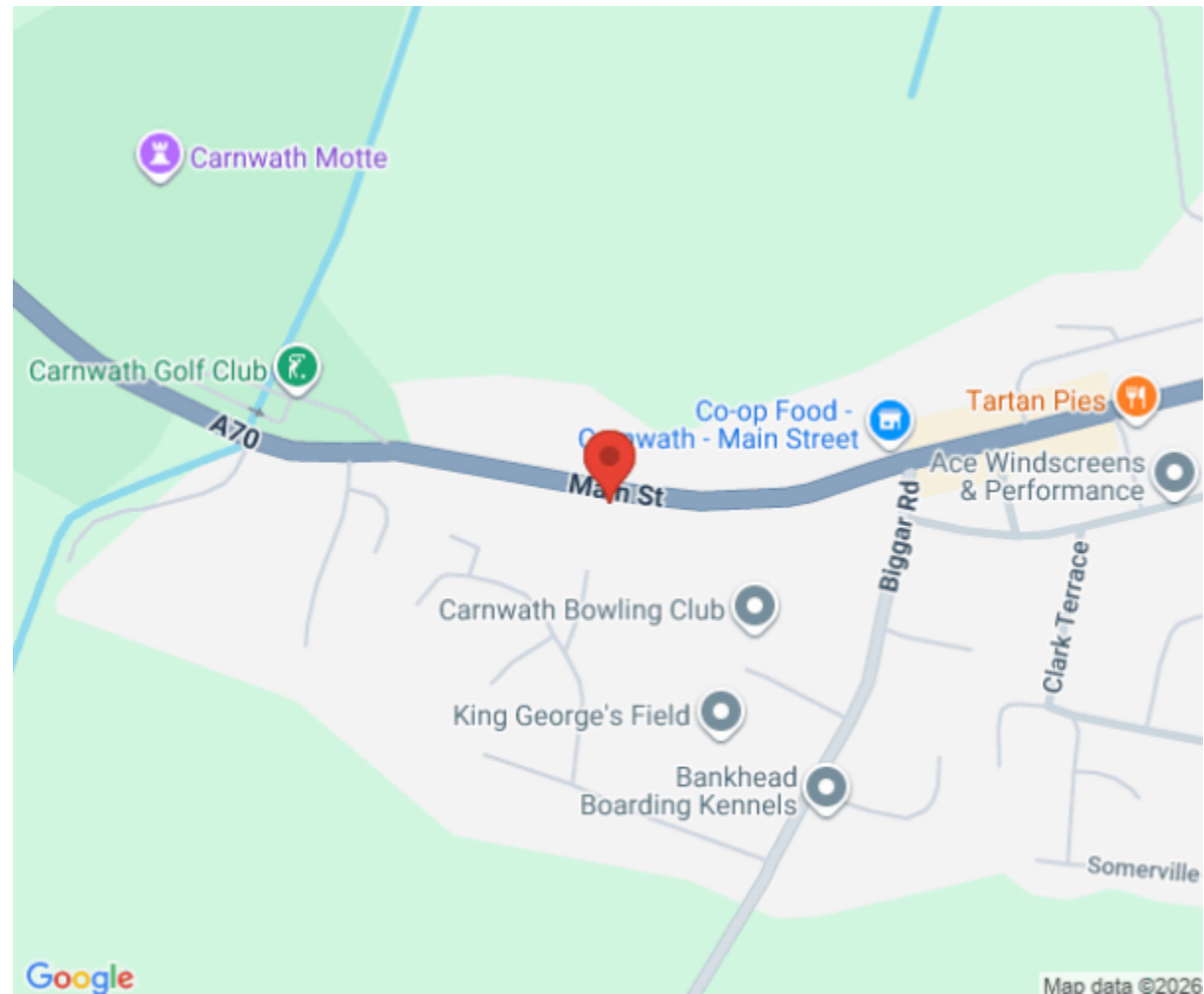
Primary Bedroom: 4.53m x 3.40m

Bedroom Two: 3.17m x 4.47m

Bedroom Three: 2.77m x 4.26m

Family Bathroom: 2.34m x 2.86m





**Morison & Smith**  
Inc. John R. Muir & Co.  
SOLICITORS - NOTARIES - ESTATE AGENTS

61 High Street. Lanark, ML11 7LN

Telephone: 01555 661435 - Fax: 01555 666869

Email: [estates@morisonandsmith.com](mailto:estates@morisonandsmith.com)

Website: [morisonandsmith.com](http://morisonandsmith.com)

#### Disclaimer

Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract on offer, nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital/sonic-measuring device and are taken to the widest point. We have not tested the electricity, gas or water services or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. If there is any part of this that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.