

FOR SALE

OFFERS OVER
£180,000

Scan for more information

Carnwath

68A Main Street
ML11 8JZ

Council Band C

3 BEDROOM FLAT

Traditional Upper Flat | Three Double Bedrooms | Spacious Aspect Lounge | Family
Bathroom | Attic Room | Oil-Fired Central Heating | Double Glazing Throughout | Viewing
Highly Recommended | EPC - E



Arrange a viewing: 01555 661435
www.morisonandsmith.com



68A Main Street, Carnwath ML11 8JZ



Situated within a converted former public house, this impressive three-bedroom upper flat successfully combines traditional character with modern comforts. Recently converted into two separate dwellings by the current owner, the property retains a wealth of period features whilst benefiting from double glazing, oil-fired central heating, modern décor and designated parking within a shared communal parking area to the rear. EPC - E.

The property is entered from the rear of the building via a private staircase leading to a welcoming entrance vestibule. A glazed 15-pane internal door opens into a bright and spacious reception hallway which provides access to the principal accommodation. The hallway also benefits from two substantial storage cupboards, one of which houses the hot water storage tank, whilst the second is located beneath the staircase leading to the attic room and contains the electrical consumer unit.



The generously proportioned dual-aspect lounge is flooded with natural light from a front-facing bay window incorporating traditional sash windows together with a further side-facing sash window. The room is finished in contemporary neutral tones and centred around an attractive feature fireplace with tiled hearth and timber surround. Whilst currently blocked off and not in use, the fireplace remains vented. A secondary doorway from the lounge leads to a small inner hallway with staircase access to the attic room.

The well-appointed kitchen enjoys a side-facing aspect and is fitted with an excellent selection of painted shaker-style base and wall mounted units complemented by solid timber worktops, tiled splashbacks and a Belfast sink. Integrated appliances include a fridge freezer, dishwasher, electric oven and four-ring electric hob with stainless steel extractor hood above. A peninsula unit provides additional workspace and informal dining, whilst there remains space for a breakfasting table. The room is finished with attractive sage green décor and practical flooring.

The primary bedroom is a spacious front-facing double bedroom featuring twin sash windows, contemporary décor and recently fitted carpeting.



Bedroom Two is a well-proportioned double bedroom with a side-facing casement window overlooking the communal parking area. The room is finished in modern grey tones with matching carpeting.

Bedroom Three is another double bedroom enjoying a side-facing aspect. Finished in neutral magnolia tones, the room also benefits from recently fitted carpeting.

The family bathroom is fitted with a quality three-piece suite comprising WC, wash hand basin and bath with electric shower over. Sage green wall finishes complement the attractive stone-effect tiled flooring, whilst a skylight provides excellent natural light.

A staircase accessed from the lounge leads to a useful attic room offering flexible accommodation, ideal for use as a home office, hobby room or additional storage space. The attic room benefits from two Velux-style roof windows which flood the space with natural light and further enhance its versatility.



The property has been tastefully presented throughout, with recently fitted carpeting to the principal accommodation and a modern neutral colour palette. Combined with its generous room sizes, excellent storage provision and attractive traditional features, this unique home offers a rare opportunity within the heart of Carnwath. The property further benefits from a designated parking space located within the communal rear parking area.

Dimensions - measurements are approximate and taken at the longest and widest points.

Lounge: 4.60m x 5.58m

Kitchen: 3.05m x 4.76m

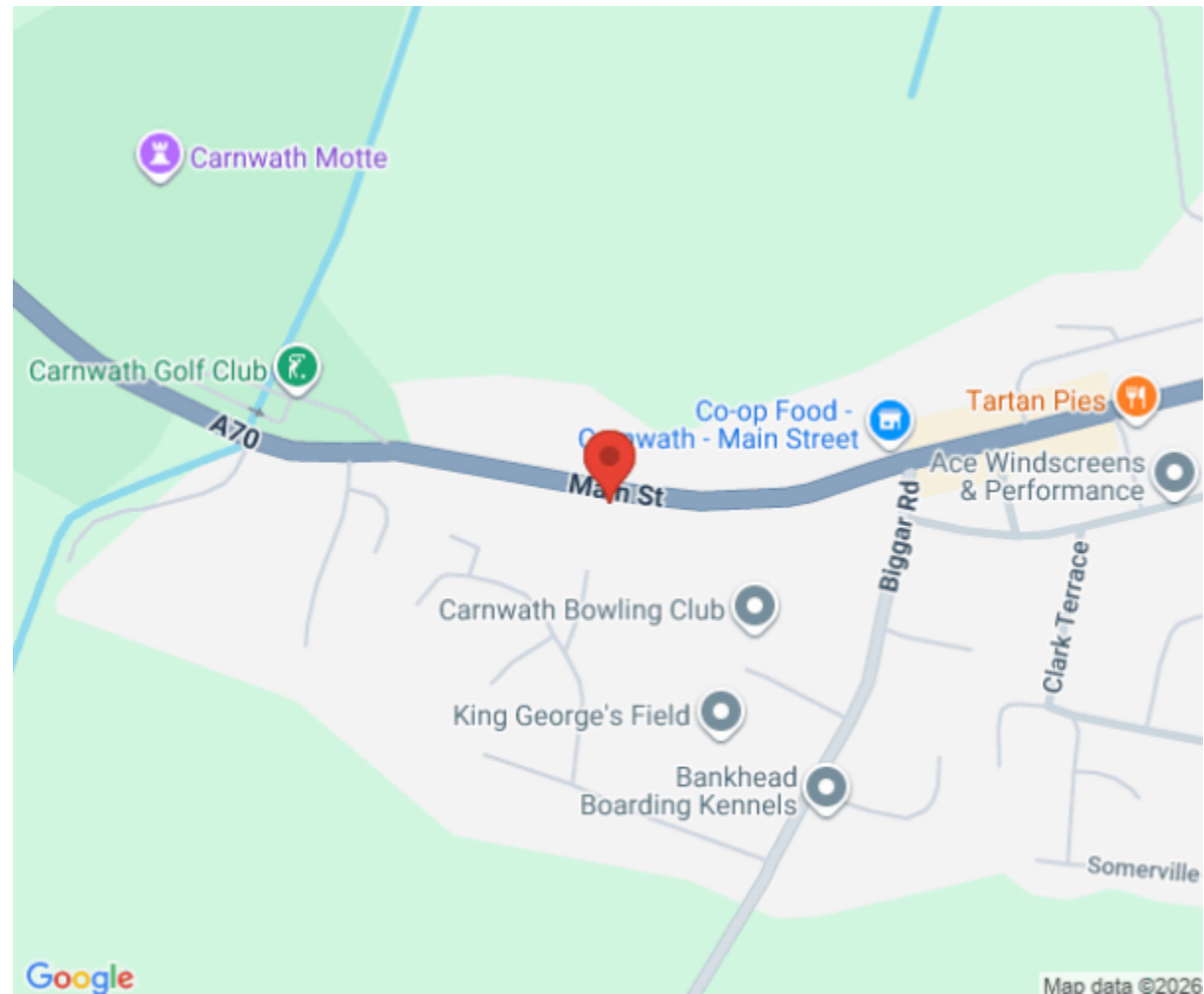
Bedroom 1: 4.55m x 3.49m

Bedroom 2: 3.79m x 4.03m

Bedroom 3: 2.94m x 3.39m

Bathroom: 1.41m x 2.82m

Attic Room: 10.12m x 2.37m



 **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

Website: 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.