FOR SALE

OFFERS OVER
£170,000

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Carnwath

3 Murray Terrace
ML11 8JA

Council Band E

3 BEDROOM LINK DETACHED

Link-Detached Property | Three Double Bedrooms | Two Bathrooms | Utility Room | Integral Garage | Double Glazing | Oil Central Heating | Spacious & Flexible Accommodation | EPC - F

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South View, 3 Murray Terrace, Carnwath

This stone-built distinctive link-detached three-bedroom property in Carnwath offers spacious accommodation comprising entrance vestibule, hallway, kitchen, utility room, dining room, sitting room, three double bedrooms, walk-in wardrobe and two bathrooms. Further benefits include double glazing, oil central heating, integral garage, off-street parking and a small rear garden. EPC - F.

The property is entered from the side via a paved pathway, passing a small garden planted with shrubs. Adjacent is a monoblocked parking space and access to the integral garage. Double storm doors lead into the tiled entrance vestibule, which opens through a glazed door with side panels into the hallway. The entrance hallway has solid wooden flooring and provides access to the kitchen, with an open archway leading through to the main hallway. This further area has carpeted flooring, a front-facing window providing natural light, staircase to the upper floor, useful understair storage cupboard and access to the dining and sitting rooms.

The kitchen is fitted with wooden wall and base units, incorporating an integral double oven, electric four-ring hob with extractor above and stainless-steel sink with additional smaller bowl and drainer. The kitchen would benefit from a degree of modernisation. Two further doors lead to the downstairs shower room and utility room.

The downstairs shower room is arranged in wet-room style and comprises a shower, white wash hand basin and WC. There is a sealed vinyl floor, splashback wall and ceiling panels, together with an obscure-glazed side-facing window.

The utility room has a side-facing window, worktop area, storage cupboards and space for appliances. A further doorway leads directly into the integral single garage, which has vehicular access and double pedestrian doors to the rear, providing convenient access for garden storage and bins.

The dining room is a good-sized reception room with a front-facing window, carpeted flooring, papered walls and textured ceiling. The sitting room is situated at the end of the hallway and enjoys dual-aspect windows to the front and rear. Further features include an arched alcove, electric fire and carpeted flooring. The carpeted staircase leads to the upper hallway, providing access to three double bedrooms, the family bathroom and a walk-in wardrobe.

The first bedroom is a good-sized double room with dual-aspect front and side-facing windows, carpeted flooring and a combination of papered and painted walls. The second bedroom is also a double room, with a front-facing window, traditional press-style cupboard and additional modern fitted wardrobe. The third bedroom, situated at the end of the hallway, is the smallest of the three but remains a double-sized room. It has a side-facing double-glazed window, fitted wardrobes, carpeted flooring and papered and painted walls.

The family bathroom comprises a bath with vanity unit incorporating a wash hand basin and WC, together with a corner shower enclosure. The room has tiled walls, vinyl flooring and a Velux-style roof window providing natural light. Adjacent is a walk-in wardrobe, accessed via double doors.

Externally, the property has a small rear garden, predominantly laid out as a paved patio area. This incorporates the oil storage tank, partially screened by trellising, with brick and rendered boundary walls and the adjoining neighbouring garage forming part of the boundary.

All measurements are approximate and taken at the longest points.

- Kitchen – 3.3m x 3m
- Utility room – 1.87m x 1.72m
- Downstairs shower room – 3.08m x 1.68m
- Dining room – 4.86m x 3.55m
- Living room – 4.83m x 3.66m
- Bedroom one – 4.79m x 3.55m
- Bedroom two – 4.79m x 3.50m
- Bedroom three – 3.33m x 3.91m
- Bathroom – 2.22m x 2.30m







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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.