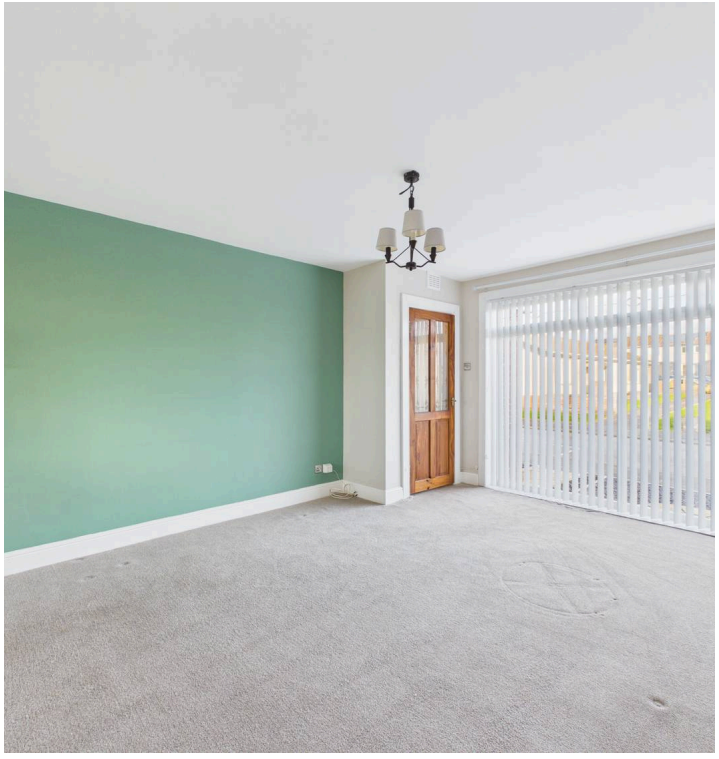


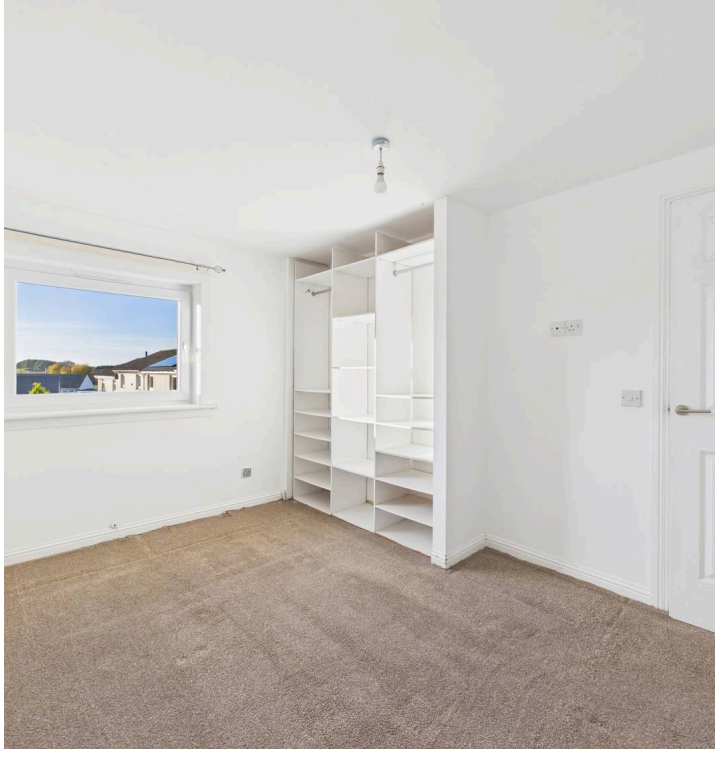
RE/MAX CLYDESDALE

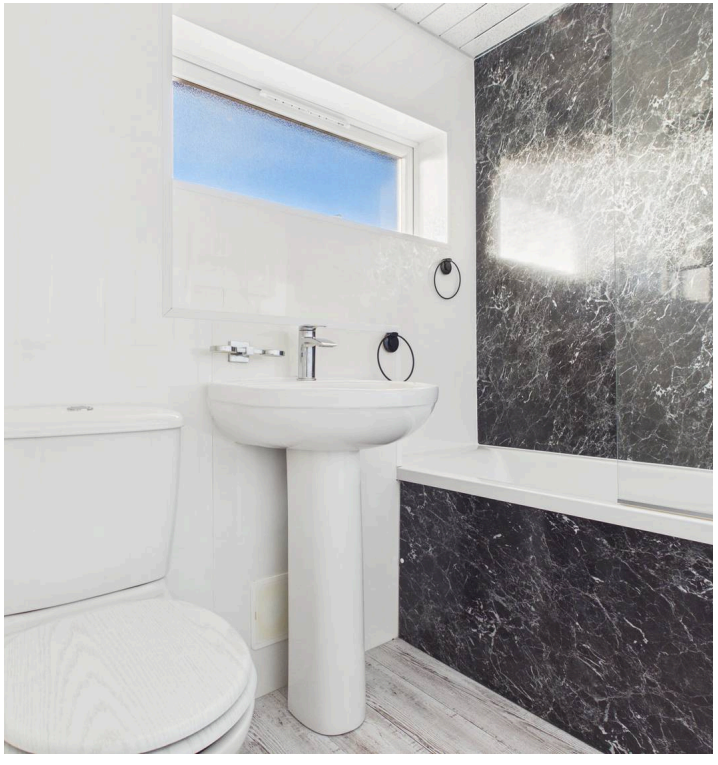
14 John Mann Gardens, Carnwath

Offers Over £114,000 **EPC Rating D**







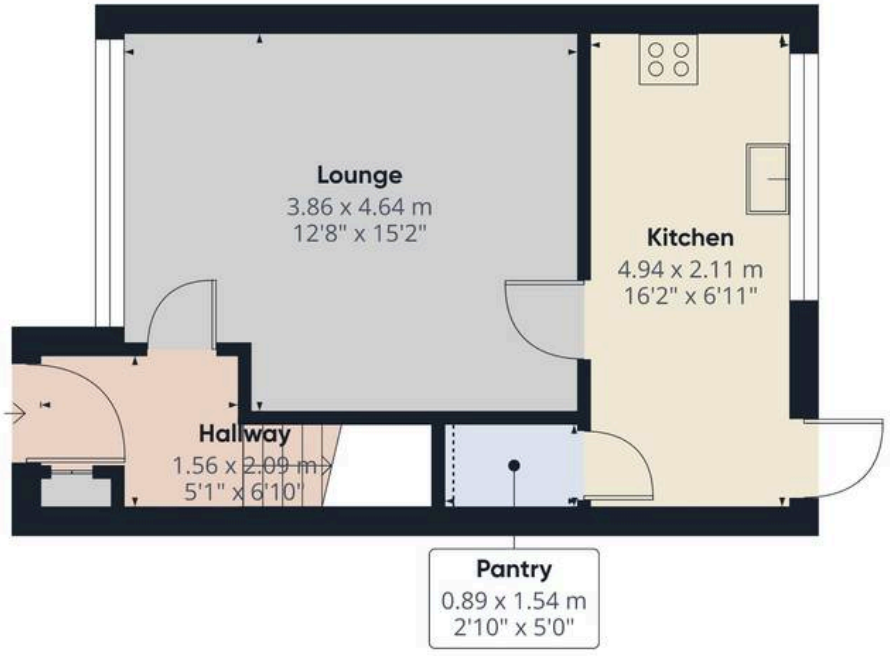


14 John Mann Gardens

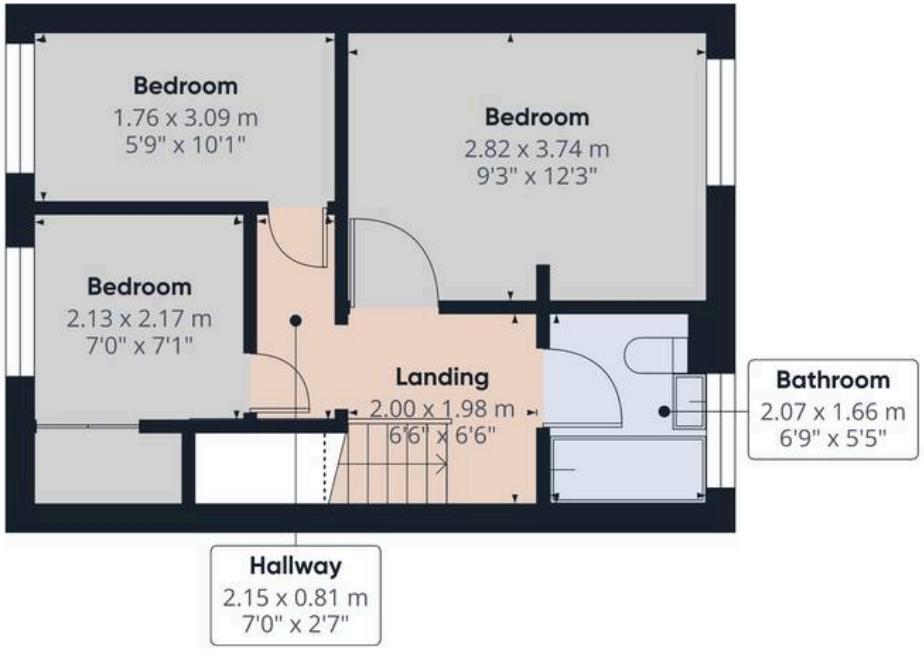
Carnwath

Well presented, three bedroom, mid-terrace villa situated in the rural village of Carnwath, nestled in the South Lanarkshire countryside. The accommodation on the ground floor comprises spacious lounge, modern fitted kitchen with a good range of gloss cream base and wall mounted storage units and integrated electric oven and hob. This room also provides access to the rear garden. On the first floor, a large double bedroom at the front has been divided into two single bedrooms and there's a large double bedroom at the rear. The bathroom has a modern suite comprising; W.C, wash hand basin and bath with shower over. Externally the house has a garden to the front and rear. The rear garden has been landscaped to provide a relatively low maintenance area with Indian Sandstone paving and timber decking. The property further benefits from double glazing and newly installed electric heating which is backed up by solar panels which have been installed by the current owner, greatly enhancing the energy efficiency of the home.

- Mid Terraced Villa
- Three Bedrooms
- Front and Rear Gardens
- Newly Installed Electric Heating
- Solar Panels



Floor 0





Floor 1

RE/MAX CLYDESDALE

Approximate total area(1)

64.1 m²

690 ft²

Reduced headroom

0.1 m²

1 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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

GIRAFFE360



REMAX Clydesdale

Remax, 2 High Street - ML11 7EX

01555 666990

lanark@remax-scotland.homes

www.remax-scotland.homes/estate-agents/clydesdale

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