



RESIDENCE

17 Lime Walk, Carstairs, ML11 8PX

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Viewing by appointment with Residence Hamilton

T: 01698 444333 | E: [hamilton@residenceestateagents.co.uk](mailto:hamilton@residenceestateagents.co.uk) | A: 34 Cadzow Street, Hamilton, ML3 6DG





## 2 Bedrooms | 1 Public Rooms | 1 Bathroom

Situated on a generous corner plot within Lime Walk, Carstairs Village, this beautifully modernised two-bedroom end-terrace property offers stylish living both inside and out, making it an ideal home for a range of buyers.

Upon entering, you are welcomed into a bright and inviting front-facing lounge, featuring a large window that floods the space with natural light, along with a contemporary media wall. From here, access leads seamlessly into the spacious dining kitchen, which has been tastefully upgraded by the current owners to provide a modern and functional space, with direct access to the rear of the property.

The upper level comprises two generously sized double bedrooms, both well-presented and offering ample space for furnishings. Completing the accommodation is a stunning, contemporary bathroom, finished to a high standard.

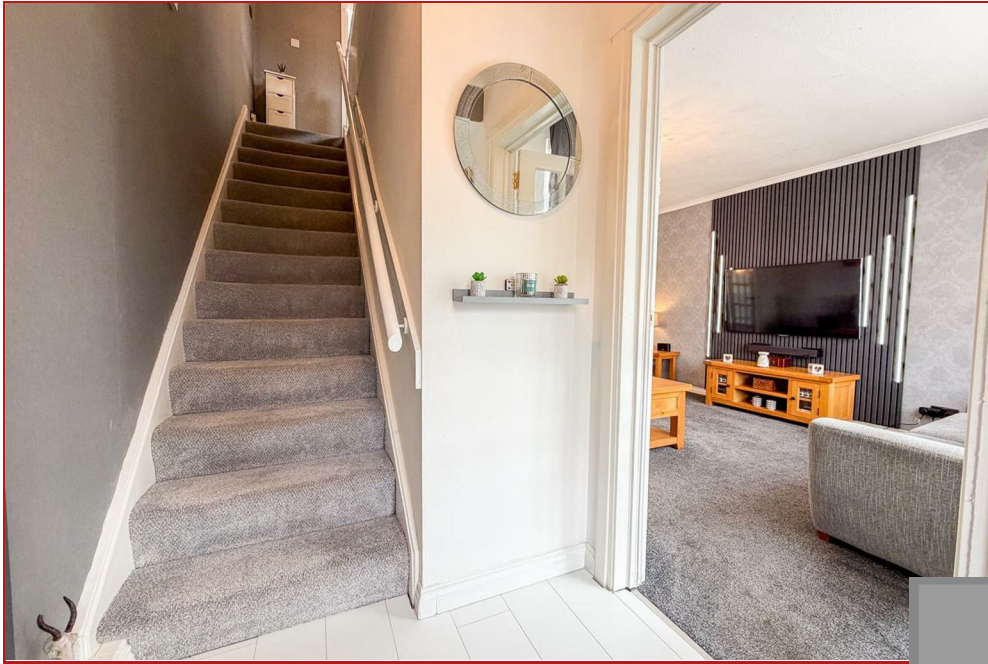
Externally, the property truly excels. A large, fully enclosed side garden has recently been fenced and slabbed, offering a secure and low-maintenance space ideal for entertaining, children, or pets. To the rear, the property further benefits from a private driveway providing off-road parking for multiple vehicles.

This superb home combines modern finishes with excellent outdoor space and viewing is highly recommended to fully appreciate all that it has to offer.

Located in the popular village of Carstairs, the property is within walking distance of the local primary school and a range of amenities including shops, a health centre and pharmacy. The nearby Royal Burgh of Lanark offers a wider selection of schooling, retail and leisure facilities, while excellent transport links include the M74 (20 minutes) and Edinburgh City Bypass (30 minutes), with a train station just two miles away providing regular services to both Edinburgh and Glasgow. The area also appeals to outdoor enthusiasts, with access to the River Clyde, Lanark Loch, golf courses, and scenic walks including Tinto Hill and the Falls of Clyde.



764.24 sq ft | EER = D



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## Lime Walk



Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements.

Produced by Plush Plans Ltd

We believe these details to be accurate; however, they do not form any part of a contract. Fixtures and fittings are not included unless specified in the enclosed. Photographs are for general information and it must not be inferred that any item is included for sale with the property. All distances and measurements are approximate. Floorplans may not be to scale and are for illustration purposes only.