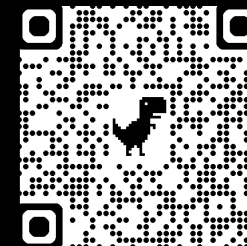


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## 3 BEDROOM SEMI-DETACHED

Semi-Detached Villa | Three Bedrooms | Spacious Accommodation | Breakfasting Kitchen |  
Conservatory | Driveway | Gas Central Heating | Double Glazing | EPC - C



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# Cooper Avenue, Carluke



Situated within a popular residential area of Carluke, this well-presented three-bedroom semi-detached villa offers spacious family accommodation over two levels and benefits from double glazing, gas central heating, conservatory, private gardens and a driveway providing off-street parking for multiple vehicles. The accommodation comprises entrance hallway, downstairs WC, spacious living room, breakfasting kitchen, conservatory, three bedrooms and family shower room. EPC - C.

The property is entered via a glazed timber external door into a bright and welcoming entrance hallway. A side-facing window provides excellent natural light, whilst the hallway gives access to the downstairs WC, living room and staircase to the upper level. The property is finished in neutral décor with attractive wood-effect laminate flooring continuing throughout the majority of the ground floor accommodation.



The downstairs bathroom is fitted with a white WC and wash hand basin. The room benefits from neutral décor, tiled splashback areas, laminate flooring and a front-facing obscure glazed window providing natural light.

The living room is a generous front-facing reception room entered through a partially glazed internal door. Leaded windows to the front elevation allow for excellent natural light. The room is finished in neutral tones and features wood-effect laminate flooring. A useful understair storage cupboard houses the electrical consumer unit, whilst a further doorway leads directly into the breakfasting kitchen.

The breakfasting kitchen is fitted with a range of cream-painted wall and floor-mounted units complemented by contrasting grey worktops. A peninsula unit provides separation between the kitchen and dining areas while maintaining an open-plan feel. The kitchen incorporates an integrated four-ring gas hob with extractor hood above, composite sink and drainer, and ample space for additional appliances.



The L-shaped conservatory is accessed from the kitchen via a partially glazed door. It wraps around the rear and side of the property, creating a versatile additional living space. The conservatory features tiled flooring, extensive glazing and an external door providing direct access to the driveway and rear garden areas.

Bedroom one is a spacious front-facing double bedroom featuring built-in mirrored sliding wardrobes and neutral décor. Bedroom two is a well-proportioned rear-facing double bedroom benefitting from built-in mirrored sliding wardrobes and pleasant outlooks over the rear garden. Bedroom three is a front-facing single bedroom incorporating a useful built-in storage cupboard situated above the staircase, making an ideal child's bedroom, nursery or home office.

The shower room is fitted with a white WC, wash hand basin and walk-in style shower enclosure. The room features a sealed vinyl floor covering, modern wall panelling and tiled splashback areas. An obscure glazed window provides natural light and ventilation.

The front garden has been designed for ease of maintenance and is predominantly laid with artificial lawn. A paved driveway to the side of the property provides off-street parking for multiple vehicles. The enclosed rear garden offers a pleasant outdoor space comprising a paved patio area, raised planting beds, timber garden shed and an additional raised patio area to the rear, providing further opportunities for outdoor seating and entertaining.



Living Room – 4.80m x 3.95m

Breakfasting Kitchen – 2.91m x 4.93m

Conservatory – 4.81m x 3.98m

Bedroom One – 3.95m x 2.82m

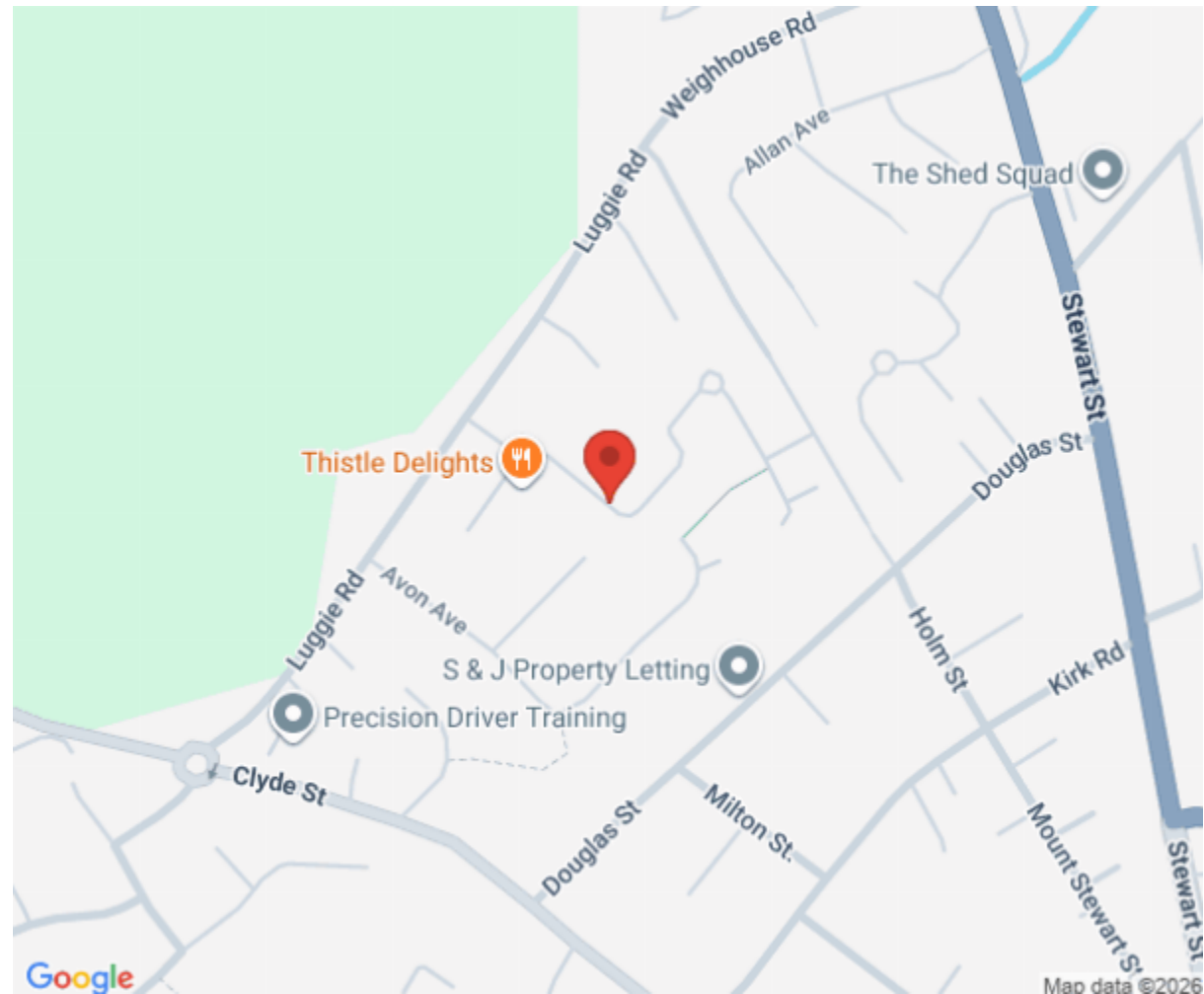
Bedroom Two – 3.09m x 2.93m

Bedroom Three – 3.00m x 2.03m

Shower Room – 1.87m x 1.89m

Dimensions (Approximate sizes at longest and widest points)

Carluke offers a wide range of local amenities including supermarkets, independent retailers, cafés, healthcare facilities, and leisure amenities. Well-regarded



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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.