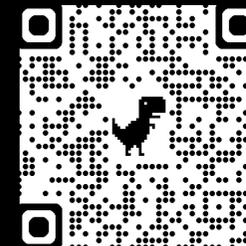


FOR SALE

£95,000



Scan for more information



**Carluke**

Cairnban Court  
ML8 5RY

Council Band B

## 2 BEDROOM END OF TERRACE

Two Double Bedrooms | Lounge / Dining Room | Kitchen | Double Glazing | Solar Panels |  
Electric Heating | Well Proportioned Accommodation | Popular Location | EPC - E



Arrange a viewing: 01555 661435  
[www.morisonandsmith.com](http://www.morisonandsmith.com)



# Cairnban Court, Carluke



## Property Description

Two-bedroom end-terrace property offering well-proportioned accommodation over two levels. The property comprises living room/dining room, kitchen, hallway, two double bedrooms and a wet room style shower room. Further benefits include front and rear gardens, electric heating, double glazing, solar panels and a recently upgraded roof.

## Living Room /Dining Area

The living room is a bright dual-aspect space with both front and rear facing windows, allowing for excellent natural light. The room provides ample space for both lounge and dining furniture and offers direct access to the kitchen.



## Kitchen

The kitchen is rear facing and can be accessed from both the hallway and the living room, creating a practical flow through the ground floor. It features a good selection of base and wall mounted units, with space for a range of appliances. A good-sized storage cupboard is also located here. An external door provides direct access to the rear garden.

## Hallway

The entrance hallway provides access to both the living room and the kitchen. The electric consumer unit is located in a cupboard adjacent to the front door. A stairway leads to the upper level.



## Upper Hallway

The upper hallway provides access to the shower room and both double bedrooms.

## Shower Room

The shower room is rear facing with an obscured glazed window providing natural light. The room is designed in a wet room style and comprises WC, wash hand basin, electric shower and vinyl flooring.

## Bedroom One

The primary bedroom is front facing and benefits from two good-sized storage cupboards. One cupboard is located over the stairwell, while the second is positioned between Bedroom One and Bedroom Two.

## Bedroom Two

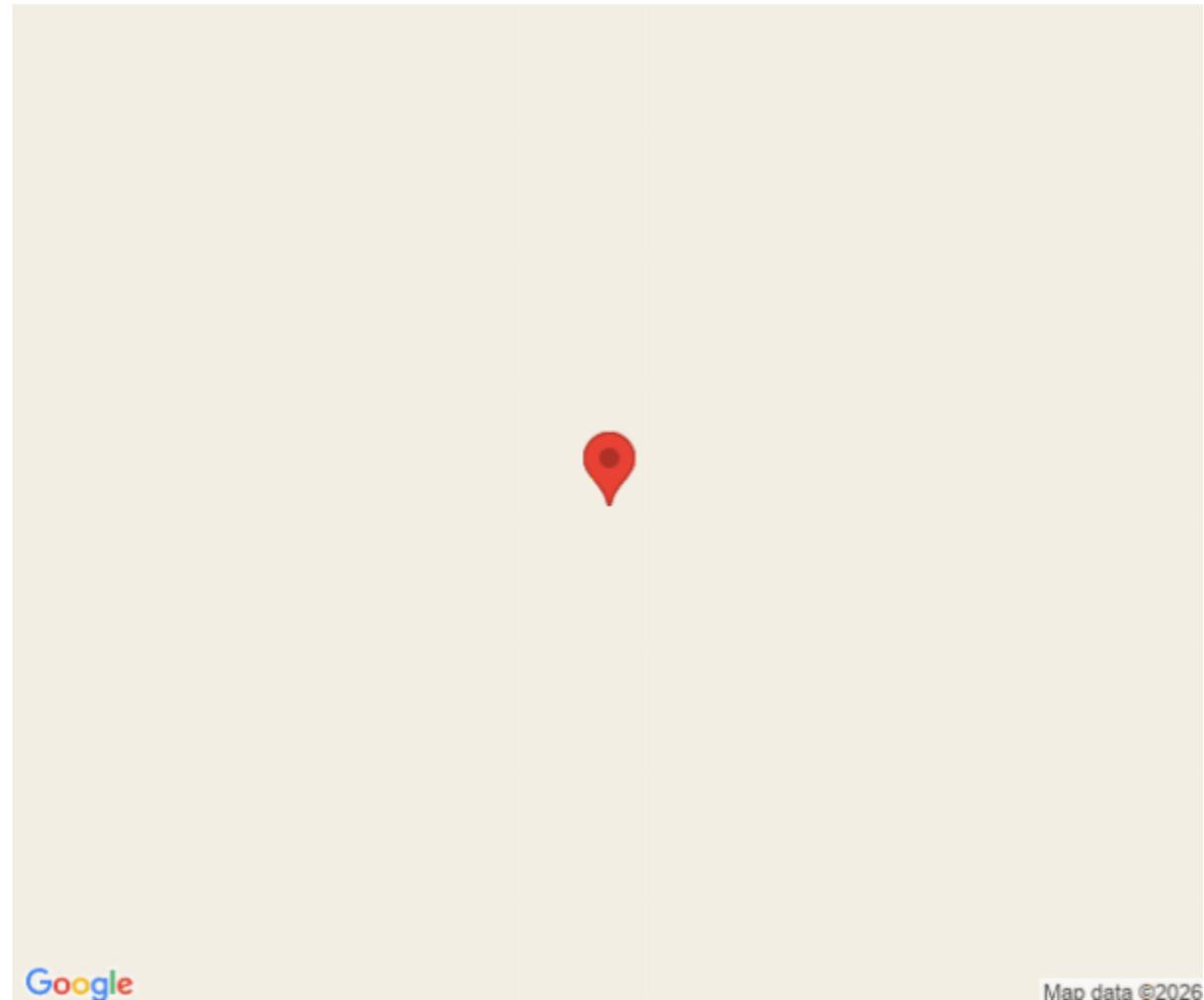
Bedroom Two is rear facing and features two good-sized wardrobes, providing excellent storage space.



## Gardens

The front garden is fully enclosed with an iron fence and mainly consists of lawn with a paving slab pathway leading to the front door.

The rear garden is fully enclosed with an iron fence and mainly consists of lawn with a paving slab pathway leading to the rear door.



 **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](mailto:estates@morisonandsmith.com)

Website: [morisonandsmith.com](http://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.