



**40 Caledonian Crescent, Law, carluke, South Lanarkshire ML8 5FL**  
**Offers Over £145,000**



Situated within the highly desirable Caledonian Crescent, this beautifully presented two-bedroom mid-terraced villa offers immaculate, move-in-ready accommodation in a peaceful residential setting.

The property welcomes you with a bright and inviting lounge, thoughtfully decorated to create a warm and comfortable living space. To the rear, the modern fitted kitchen provides excellent storage and worktop space, ideal for both everyday living and entertaining. A convenient ground floor WC adds to the practicality of the layout.

Upstairs, two well-proportioned bedrooms offer flexible accommodation, whether for a growing family, guests, or a home office. The contemporary family bathroom is finished to a high standard, complementing the home's overall immaculate condition.

Externally, the property enjoys private gardens, providing a pleasant outdoor space for relaxing or socialising, along with the added benefit of allocated parking.

This is a superb opportunity to purchase a stylish and well-maintained home in a sought-after location, and early viewing is highly recommended.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>Scotland</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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