



56 Rosemount Crescent

Carstairs, Lanark

Beautifully presented, two bedroom, end terrace villa situated in the rural village of Carstairs just outside the historic market town of Lanark.

The accommodation is arranged over two floors with the ground floor comprising, entrance hallway, spacious lounge and modern, stylish kitchen with a good range of base and wall mounted units, integrated microwave, electric oven and hob with ample space for a slot-in washing machine and fridge/freezer. The kitchen also benefits from a large storage cupboard.

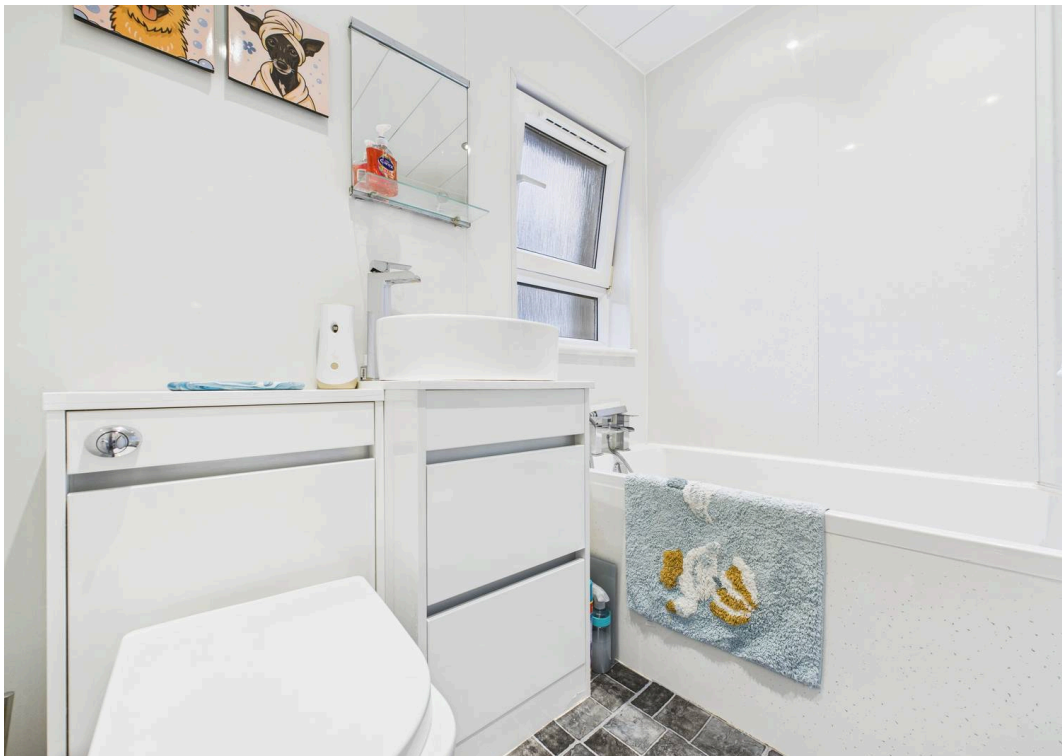
On the first floor there are two good size double bedrooms and a family bathroom with white suite comprising W.C and wash hand basin set within a vanity unit and bath with electric shower over.

Externally the property occupies a generous corner plot with large driveway laid to tarmac which provides ample off-street parking and gives access to the single garage. The rear garden is primarily laid to lawn bound by a timber fence.

EPC Rating - D

- End-terrace Villa
- Two Bedrooms
- Generous Corner Plot
- Large Driveway
- Single Garage







Floor 0



Floor 1

Approximate total area⁽¹⁾

61.9 m²

667 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





RE/MAX 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 developments relating to the marketing of the property.