







## Carnwath

The Old Bakery, 93 Main Street, Carnwath, ML11 8HH

Independent Estates





### Travel Directions

On entering Carnwath from Lanark travel past Golf Course on your left and at traffic lights go straight ahead. The property is situated on your left hand side indicated by our for sale board.

|                    |               |                  |               |
|--------------------|---------------|------------------|---------------|
| Entrance Vestibule | 1.99m x 0.93m | Entrance hallway | 4.68m x 0.91m |
| Lounge             | 4.77m x 3.04m | Kitchen Dining   | 5.04m x 6.04m |
| Dining Room        | 4.86m x 3.15m | WC               | 2.11m x 0.95m |
| Upper Hallway      | 2.97m x 0.90m | Bedroom One      | 3.84m x 2.97m |
| Bedroom Two        | 2.31m x 3.69m | Bathroom         | 1.75m x 2.82m |

Viewing: Strictly by appointment via Independent Estates

### Offices:

55 High Street, Carluke, Lanarkshire ML8 4AJ Telephone 01555 759777 email carluke@independentestates.com  
97 Main Street, Wishaw, Lanarkshire ML2 7AU Telephone 01698 373737 email wishaw@independentestates.com

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## The Old Bakery, 93 Main Street, Carnwath, ML11 8HH

The Old Bakery is positioned on Main Street Carnwath giving easy access to local amenities including shops, primary schools and transport links. The position also gives easy access to local towns of Biggar, Lanark and Livingston.

Independent Estates are delighted to welcome to the market this beautifully presented and deceptively spacious mid terraced villa. Formally the Old Bakery the home offers many original characterful features including stone spiral staircase and decorative walls showcasing stonework and large private rear garden. Accommodation is arranged over two levels comprising: Entrance to property via front facing upvc door leading to entrance vestibule with solid slate flooring. Main hallway leads to lounge, formal dining room/third bedroom, dining/kitchen, staircase, rear hallway to garden and cloakroom wc. Front facing lounge with feature fireplace and hearth incorporating multi fuel stove. Front facing formal dining room with laminated wood effect flooring and decorative exposed stone alcove. Spacious rear facing dining kitchen with two window formations comprises of range of base and wall mounted units, ample work surfaces, electric oven, hob and extraction, quarry tiled flooring and gives access to large storage cupboard/pantry. Rear hallway again with quarry tiled flooring leads to rear garden via half glazed exterior door and wc. Cloakroom wc is side facing with low flush wc, wash hand basin, partially tiled walls and tiled flooring.

Rear facing upper landing with fitted carpet is accessed via original stone staircase. Bedroom one is front facing with fitted carpet and boasts double fitted wardrobes and storage cupboard. Bedroom two is again front facing with fitted carpet and decorative recess. Family bathroom comprising low flush wc, wash hand basin, bath, shower (over bath), decorative wet walls and vinyl flooring.

The property boasts full double glazing and electric central heating. Large private rear garden has been professionally hard landscaped with variety of materials including decorative gravel, paved patios, raised sleeper beds, garden pond and storage shed with log store. Decorative borders with well established range of plant and shrub specimens.

EXTRAS - All floor coverings, light fittings and window blinds.

Offers Over £134,000

