



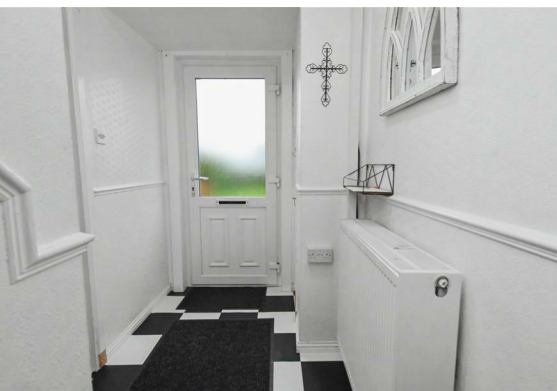
AB Properties



1 Somerville Drive  
Carnwath, Lanark, ML11 8JL

Offers over £99,995







Situated within the popular village of Carnwath, this well presented two bedroom end terrace property offers spacious accommodation ideal for first time buyers, downsizers or investors alike. The property enjoys a peaceful setting with stunning open views to the front overlooking Tinto Hill and the surrounding countryside, whilst remaining within easy reach of the nearby towns of Lanark and Biggar.

The accommodation comprises a welcoming entrance hallway with staircase leading to the upper level and access into the bright and spacious living room. The lounge benefits from a large double glazed window flooding the room with natural light.

Access from the lounge leads into the breakfasting kitchen which has been fitted with a good selection of wall and base mounted storage units together with an integrated hob and single oven. The kitchen further benefits from a large storage cupboard and direct access to the rear garden.

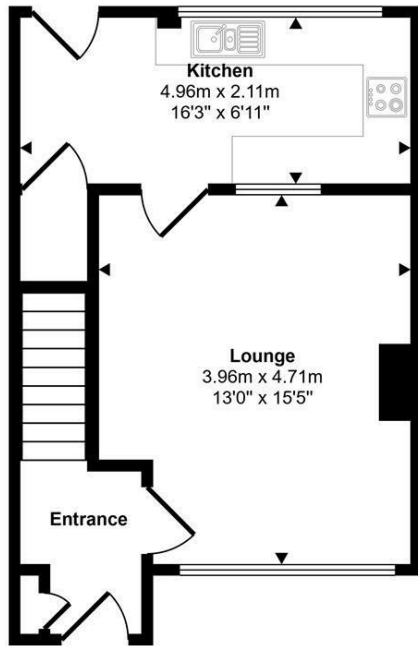
On the upper level there are two generously proportioned double bedrooms, both benefiting from fitted wardrobes, along with a modern family bathroom fitted with a shower over the bath.

Further benefits include double glazing, an air-source heat pump, solar panels and excellent storage throughout.

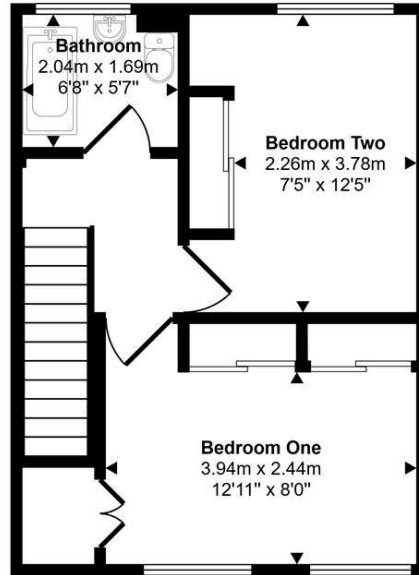
Externally, the property enjoys enclosed front, side and rear gardens. The front garden is predominantly laid to lawn and also incorporates a slabbed patio area together with a raised decked section enjoying excellent views towards Tinto Hill in the distance. The side garden features a further decked area ideal for outdoor entertaining, while the rear garden is mainly laid to lawn with a slabbed pathway leading to a rear gate.



Approx Gross Internal Area  
71 sq m / 763 sq ft

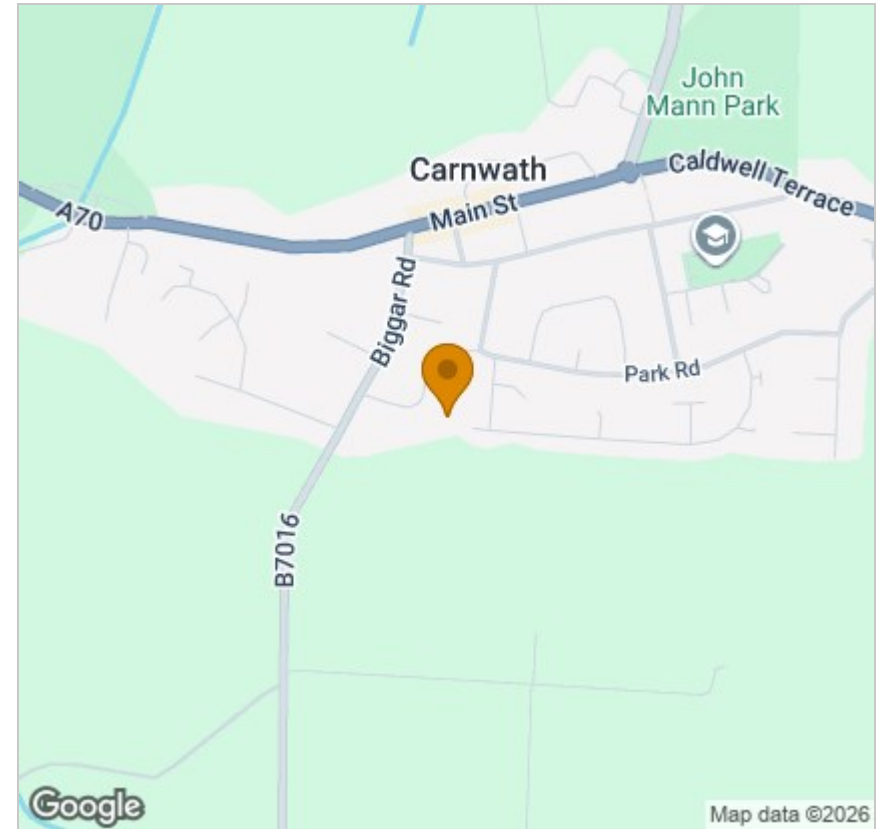


Ground Floor  
Approx 36 sq m / 386 sq ft

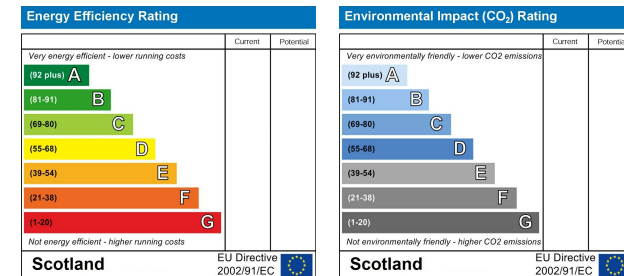


First Floor  
Approx 35 sq m / 377 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



## Energy Efficiency Graph



## Viewing

Please contact our AB Properties Office on 01555 660077 if you wish to arrange a viewing appointment for this property or require further information.

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