



# 3 Mansebridge Old Bridgend

Carluke

Set within a highly desirable location, enjoying a central town position while being pleasantly surrounded by woodland, this beautifully presented upper flat offers spacious and comfortable accommodation, ideally suited to first-time buyers and downsizers. Early viewing is strongly advised to fully appreciate the location, presentation and lifestyle on offer with this attractive home.

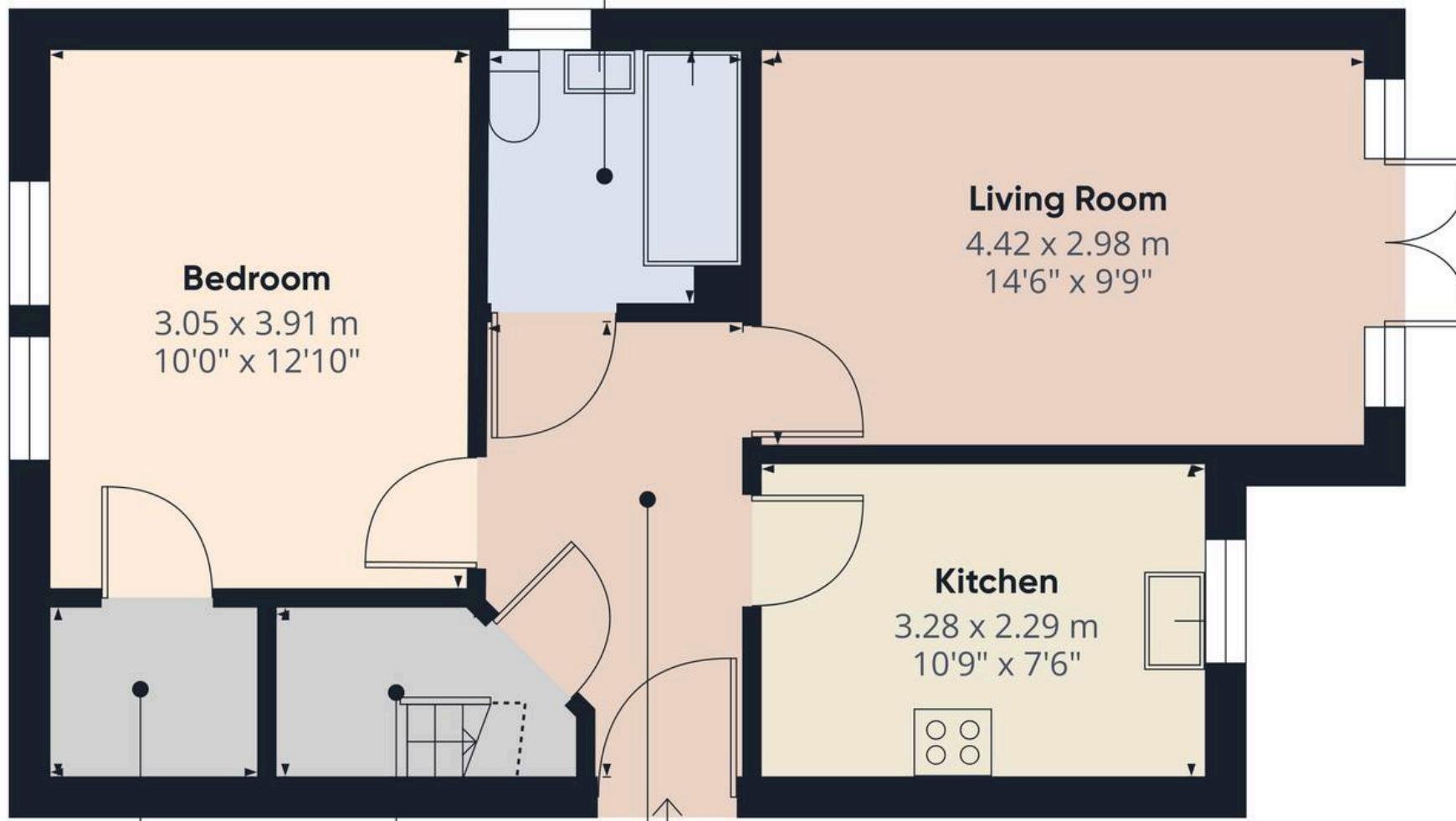
Accessed via a secure communal entrance and stairwell, the property is presented in excellent condition throughout. The accommodation comprises a bright and generously sized lounge featuring a charming Paris balcony, a well-appointed kitchen with a range of base and wall-mounted units, a spacious double bedroom complete with walk-in wardrobes and a modern, stylish bathroom with shower over bath.

Further benefits include electric heating, double glazing and a large storage cupboard, enhancing both comfort and practicality.

Externally, the property enjoys a designated parking space along with access to a well-maintained communal garden and drying green.







Approximate total area<sup>(1)</sup>

46.8 m<sup>2</sup>  
504 ft<sup>2</sup>

Reduced headroom  
0.4 m<sup>2</sup>  
5 ft<sup>2</sup>

(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 – Carluke

Remax Clydesdale, 31A High Street – ML8 4AL

01555 752444

carluke@remax-scotland.homes

[www.remax-scotland.homes/estate-agents/clydesdale](http://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