



2A West Avenue

, Carluke, ML8 5AE

Offers over £245,000

CLOSING DATE!!
THURSDAY 16TH JULY AT NOON

An exclusive and outstanding semi detached traditional villa, circa 1900, located within one of Carluke's most exclusive and sought after areas.

Rarely available and with a host of traditional features including feature fireplaces and ornate coving, early internal viewing is highly recommended to appreciate the size, style and quality of accommodation on offer.

Set within an extensive plot of private well-maintained landscaped garden grounds, within walking distance to the Town Centre.

The accommodation is formed over two levels and comprises on the ground floor, entrance vestibule with grand reception hall and balustrade stairway, formal lounge, dining room, sitting room, fitted dining kitchen, utility room, garden room with shower and en-suite facilities and patio doors leading to the private garden.

On the upper level are three fantastic sized double bedrooms, family bathroom and walk in linen cupboard.

Further benefits include Double Glazing, Gas Central Heating, Security Alarm System, driveway, garage and

- **CLOSING THURSDAY 16TH JULY AT NOON**
- **Landscaped Garden Grounds**
- **Three Public Rooms**
- **Three large bedrooms**
- **Sought after exclusive area**

Viewing

Please contact our Pomphreys Properties Ltd Office on 01698373365 if you wish to arrange a viewing appointment for this property or require further information.



3



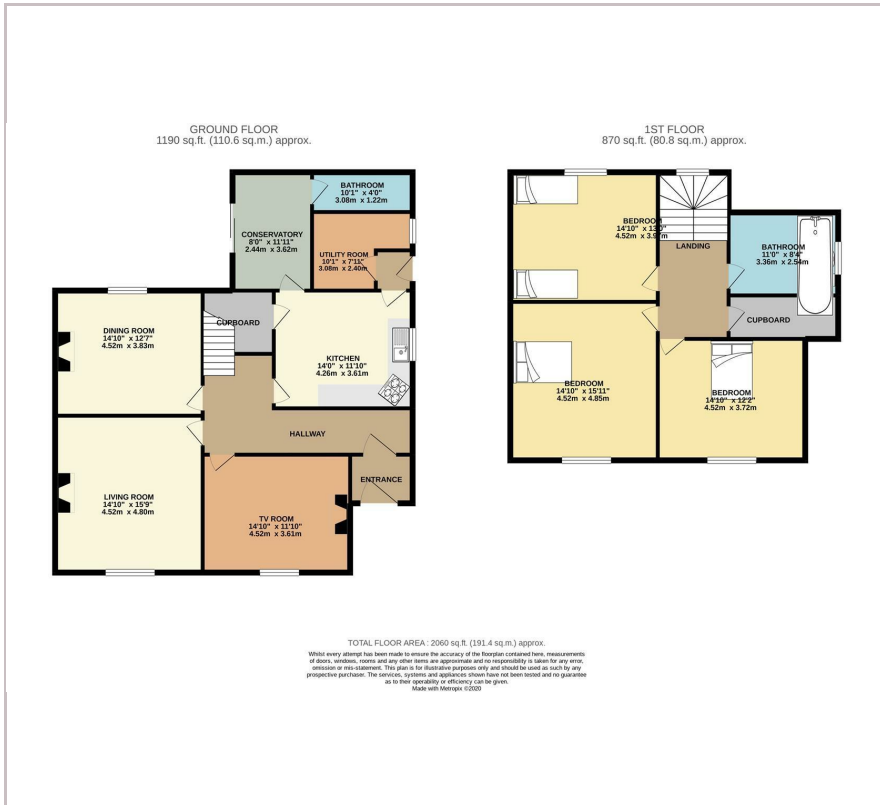
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3



Floor Plan



Area Map



Energy Efficiency Graph



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