



- Upper Main Door Flat - Recently Refurbished - Modern Interiors
- 2 Bedrooms with Built-in Storage
- Modern Fitted Kitchen & Shower Room
- Light & Airy Lounge
- Rear Garden, Driveway & Wooden Garage
- Fresh Neutral Decor - Ideal Starter Home

**Alba Property View ...**

*"Refurbished, bright property with great room proportions throughout. An ideal starter home"*

**30 Patterson Drive, Law, Carlisle, ML8 5LT**

**Fixed Price £60,000**



Alba Property are delighted to present to the sales market this superb, upper main door flat located in the popular village of Law. A perfect starter home which has been beautifully refurbished to a high standard throughout and is move-in ready. This spacious home is decorated in fresh neutral décor and accommodation comprises of light and airy front facing lounge, two generous bedrooms with built-in storage, stylish fitted kitchen and shower room. Externally the property enjoys a rear garden and driveway to side which leads to a wooden garage. The property further benefits from new flooring, new electric heating system and the property has also been rewired. Viewing advisable.

### Accommodation

#### Entrance Hallway

The entrance hallway is decorated with white walls and a complementing grey carpet which runs throughout the property (excluding the shower room and kitchen) The hallway provides access to the lounge, two bedrooms and the shower room.

#### Lounge *14' 8" x 10' 7" (4.47m x 3.22m)*

A bright and airy room thanks to the windows to front. A lovely room to relax after a busy day. The lounge provides access to the kitchen. The wall mounted fire and cosy carpet finishes the room perfectly.

#### Kitchen *11' 3" x 8' 2" (3.43m x 2.49m)*

A striking, newly fitted kitchen with integrated oven, hob and hood and space for a free-standing washing machine and fridge/freezer. The walls are finished in neutral tones and a herringbone vinyl floor completes the look.





**Bedroom 1** 11' 6" x 10' 4" (3.50m x 3.15m)

Generous double bedroom with window to front. A bright room with ample space for free-standing bedroom furniture and it also benefits from a built-in store.

**Bedroom 2** 8' 4" x 9' 3" (2.54m x 2.82m)

A room of great proportions which enjoys a built-in store and space for additional free-standing furniture. Window to rear.

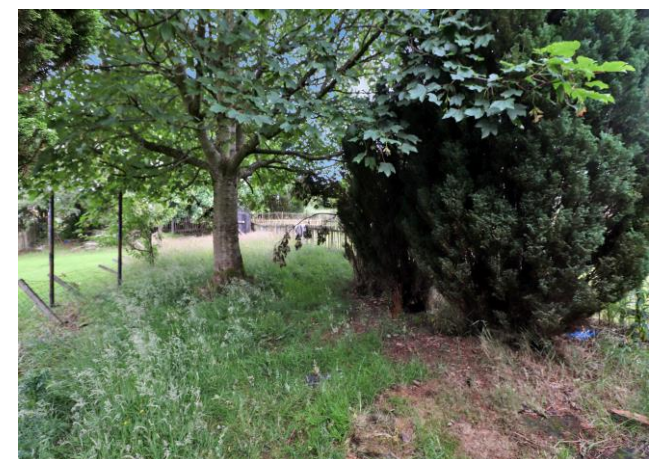
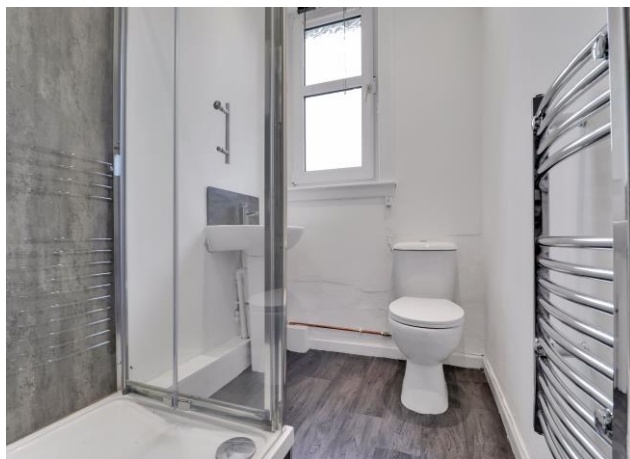
**Shower Room** 7' 3" x 5' 1" (2.21m x 1.55m)

The shower room completes the accommodation and comprises of white w.c, sink shower cubicle. Stylish wet wall panelling and stainless steel towel rail. Opaque window to the rear.



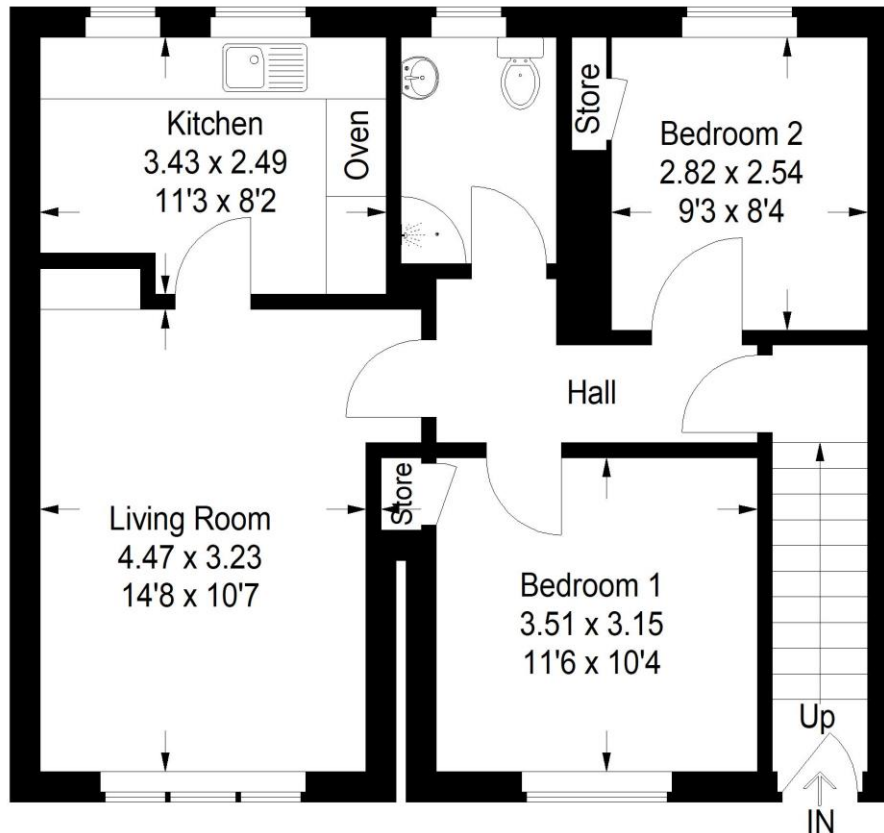
**Externally**

Externally this fantastic home offers gardens to the rear which is mainly laid to lawn and a driveway to side providing off-street parking which leads to the detached wooden garage.



# 30 Patterson Drive, Law, Carluke

Approximate Gross Internal Area = 57.5 sq m / 619 sq ft



## Extras (Included in Sale)

All floor coverings, blinds, light fittings, integrated oven, hob and hood.

## Area

The village of Law is ideally situated close to the nearby towns of Wishaw, Motherwell and Carluke with the scenic Clyde Valley only a short drive away. For the commuter, the M74 and M8 are a short drive away and provide access to Glasgow and the Central Belt of Scotland. Railway links are also easily accessible via park and ride facilities at Wishaw, Motherwell and Carluke train stations. Law offers a range of amenities which includes sports facilities, shopping, schooling, and recreation.

## Viewing/Offers

Please call Alba Property to arrange a viewing. All offers should be submitted via Alba Property- Email [Sales@AlbaProperty.co.uk](mailto:Sales@AlbaProperty.co.uk)

Notes: Prospective purchasers are requested to note formal interest with Alba Property as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest, or any, offer. These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are taken at the widest and longest points and are approximate. Photos may have been taken with a wide angle lense and images may have been subject to digital editing. Moveable items or electrical goods illustrated are not included within the sale unless specifically included in writing. We have not tested the electricity, gas or water services, heating systems or any appliances. No Warranty is implied or given.



**01506 500 999**

**[www.AlbaProperty.co.uk](http://www.AlbaProperty.co.uk)**

**Call us to arrange a FREE home valuation.  
Our Guarantee – No Sale, No Fee.**



**zoopla.co.uk**

