







## Carnwath

Knoll Cottage School Lane Carnwath ML11 8JS

Independent Estates



## Directions

On entering Carnwath from Lanark travel past Golf Course on your left and at traffic lights turn right onto Biggar Road. Take your first left onto Murray Terrace and the property is situated on your left at top of hill identified by our for sale board.

## Viewing

Strictly by appointment via Independent Estates

## Making an Offer

Verbal offers are welcomed, however a formal written offer from a solicitor will be required upon request from Independent Estates. If you are offering at a closing date, please note that all offers must be formal written offers to be considered.

## Financial Evaluation of Offer

All offers, prior to acceptance, will require the prospective buyer to provide Independent Estates with proof of the source and availability of the funds for the purchase of the property. This information will be passed onto the seller along with any offer.

## Rooms

Entrance Hallway	4.20m x 1.82m	Second Hallway	3.69m x 1.12m
Lounge	4.76m x 6.51m	Kitchen	3.69m x 4.09m
Bedroom One	3.04m x 4.84m	Bedroom Two	3.68m x 3.55m
Bedroom Three	2.85m x 3.32m	Family Bathroom	2.85m x 1.94m

## Offices

55 High Street, Carluke, Lanarkshire ML8 4AJ Telephone 01555 759777 email [carluke@independentestates.com](mailto:carluke@independentestates.com)

97 Main Street, Wishaw, Lanarkshire ML2 7AU Telephone 01698 373737 email [wishaw@independentestates.com](mailto:wishaw@independentestates.com)

Disclaimer: These property details are set out as a general outline only and do not constitute any part of an Offer or Contract. Any services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor. Fixtures, fittings and other items are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. Room measurements are taken to the nearest 10cm and prospective buyers are advised to check these for any particular purpose, e.g. Fitted carpets and furniture. This material is protected by the laws of copyright. The owner of the copyright is Independent Estates. This property sheet forms part of our database and is protected by the database rights and copyright laws. No unauthorised copying or distribution without permission.



School Lane Carnwath is positioned well 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 refurbished cottage. The property offers new contemporary upgrades yet retains some originality of a period cottage including, decorative wall showcasing stonework with open fire, decorative alcove and private rear garden. Accommodation is arranged over one level comprising: Entrance to property via front facing upvc door leading to generous reception hallway. Hallway leads to all accommodation including lounge, kitchen, three bedrooms, bathroom and fitted storage. Spacious front facing lounge with two front facing window formations, laminated flooring, feature stone wall incorporating decorative open fireplace and feature alcove. Side facing fully fitted kitchen of contemporary design offering range of base and wall mounted units, ample work surfaces, electric oven, hob, extraction, integral fridge freezer and breakfasting bar. The kitchen boasts side entrance to exterior. Rear facing patio doors open out onto private rear garden.

Bedroom one benefits from front and rear facing window formations and laminated flooring. Bedroom two is rear facing with laminated flooring. Bedroom three is again rear facing with laminated flooring. Rear facing family bathroom comprising four piece suite including low flush wc, wash hand basin, bath, shower cubicle with electric shower and feature lighting.

The property benefits from full double glazing throughout and wet electric central heating system. Parking is available to front of property and a single garage is located to side of property. Private rear garden is mainly laid to decorative paving with raised lawn area (astro turf) and completely enclosed via brick boundary wall.



**Offers Over £158,000**