

FOR SALE

OFFERS OVER  
£79,000



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**Carluke**

Gair Crescent  
ML8 4BU

Council Band A

## 2 BEDROOM TERRACED

Popular Location | Modern Fitted Dining Kitchen | Living Room | Wet Room | Two Double  
Bedrooms | Gas Central Heating | Double Glazing | Gardens to Front & Rear | EPC - C



Arrange a viewing: 01555 661435  
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### 3 Gair Crescent, Carluke, ML8 4BU

Beautifully presented two bedroom mid terrace villa situated within walking distance Carluke Town centre. The accommodation comprises of; Entrance Vestibule, Living Room, Dining Kitchen, Two Double Bedrooms and Wet Room. Gas Central Heating, Double Glazing, Front & Rear Gardens. EPC - C

The property is entered from the front into an entrance vestibule which in turn gives access into the spacious dining kitchen. The dining kitchen has recently been fitted with stylish high gloss base units with contrasting worktop over. Appliances include a freestanding oven and hob and fridge freezer. There are dual aspect windows and an external door leading to the rear garden.

The living room is accessed from the kitchen and has dual aspect windows to the front and rear providing this room with an abundance of natural light.

The cavity stairway has recently been fitted with a stylish glass balustrade. The upper landing provides access to two double bedrooms and a wet room.

Bedroom one is a good sized double bedroom with a built in storage cupboard and window to the front and the rear, giving ample natural light.

Bedroom two is a front facing double sized room also with built in storage.

The Wet Room is rear facing and has been fitted with a white suite comprising of WC and wash hand basin set within a vanity unit. Walk in wet room shower with electric shower.

Externally there are low maintenance gardens to the front and rear.

The front garden is mainly laid to artificial turf with planted borders. There is a brick built storage facility directly behind the entrance vestibule.

The rear garden is fully enclosed and is predominantly laid with paving and stone chips with planted borders.

Living Room 3.18m x 4.75m

Dining Kitchen 4.74m x 4.80m

Wet Room 2.05m x 2.37m

Bedroom 3.19m x 4.73m

Bedroom 3.54m x 3.83m







**Morison & Smith**  
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#### Disclaimer

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