

FOR SALE

OFFERS OVER  
£142,000



Scan for more information



**CARLUKE**

Cartland Avenue  
ML8 5TQ

Council Band C

**3 BEDROOM SEMI-DETACHED**

Excellent Location | Lounge | Dining Kitchen | Three Bedrooms | Bathroom | Front & Rear  
Gardens | Driveway & Garage | GCH / DG | EPC - D



Arrange a viewing: 01555 661435  
[www.morisonandsmith.com](http://www.morisonandsmith.com)









## 17 Cartland Avenue, Carlisle, ML8 5TQ

Three bedroom semi-detached villa situated in a popular location within the town of Carlisle. The accommodation comprises of; Entrance Hallway, Lounge, Dining Kitchen, Bathroom and Three Bedrooms. Gas Central Heating, Double Glazing, Well Maintained Gardens, Driveway and Garage. EPC – D

The property is entered from the front into a spacious entrance hallway which gives access to the lounge, kitchen and stairs to the upper floor.

The well proportioned lounge is front facing with a bay window providing an abundance of natural light into this room.

The kitchen is located to the rear of the property and has a good selection of base and wall mounted storage units as well as space for a selection of freestanding appliances. A double glazed window gives views of the rear garden and an external door provides access out to the garden.

The dining area is accessed off the kitchen and has patio doors leading to the rear garden.

On the upper floor there are three bedrooms and a family bathroom consisting of WC, wash hand basin set within vanity unit and bath.

Externally there are well maintained gardens to the front and rear.

The front garden is mainly laid to lawn with a planted border. A driveway provides off street parking and access to the garage.

The spacious rear garden is primarily laid to lawn with two paved patio areas. A timber shed provides external storage.

The property further benefits from double glazing and gas central heating.



Lounge 3.47m x 3.99m

Dining Kitchen 2.67m x 5.45m

Bathroom 1.67m x 2.14m

Bedroom 3.44m x 3.46m

Bedroom 3.15m x 3.45m

Bedroom 2.27m x 2.56m





 **Morison & Smith**  
Inc. John R. Muir & Co.  
SOLICITORS - NOTARIES - ESTATE AGENTS

61 High Street. Lanark, ML11 7LN  
Telephone: 01555 661435 - Fax: 01555 666869  
Email: [estates@morisonandsmith.com](mailto:estates@morisonandsmith.com)  
Website: [morisonandsmith.com](http://morisonandsmith.com)

#### Disclaimer

Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract on offer, nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital/sonic-measuring device and are taken to the widest point. We have not tested the electricity, gas or water services or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. If there is any part of this that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.