

## 3 BEDROOM SEMI-DETACHED VILLA

Avon Avenue ML8 5DD

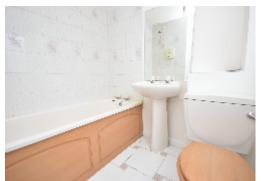
Popular Location | Living Room | Dining Room | Kitchen | Bathroom | Three Bedrooms | Gas Central Heating | Double Glazing | Gardens | Driveway & Garage | EPC - D



Arrange a viewing: 01555 661435 www.morisonandsmith.com











## 43 Avon Avenue, Carluke, ML8 5DD

Seldom available in this sought after residential area of Carluke, this semi-detached property comprises; Entrance Hallway, Living Room, Dining Room, Kitchen, Three Bedrooms, Bathroom, Gas Central Heating, Double Glazing, Driveway, Detached Garage, Gardens to Front & Rear. EPC Rating - D

The entrance hallway leads into the living room and also gives access to the stairway to the upper floor. There is a large cupboard in the hallway which gives excellent storage.

The living room is to the front of the property having a large window overlooking the garden area. The dining area is off the living room and gives ample space for a dining table and chairs to seat six people with patio doors to the rear overlooking the garden. The kitchen is accessed from the dining area and is fitted with a good range of base and wall mounted units with contrasting worktop over and integrated appliances include, gas hob, oven and extractor hood. A stainless steel sink and drainer is set below the side facing window. An external door leads to the rear garden.

On the upper floor there are two double bedrooms and one single bedroom. The family bathroom is located at the top of the stairway and has a three piece suite comprising; WC, wash hand basin and bath. Obscure glazed window to the rear. There is a built in cupboard on the landing giving ideal storage for towels etc.

Externally there are gardens to the front and rear with a driveway and garage located to the side of the property. The front garden is mainly laid to lawn with planted borders and a pathway leading to the front entrance.

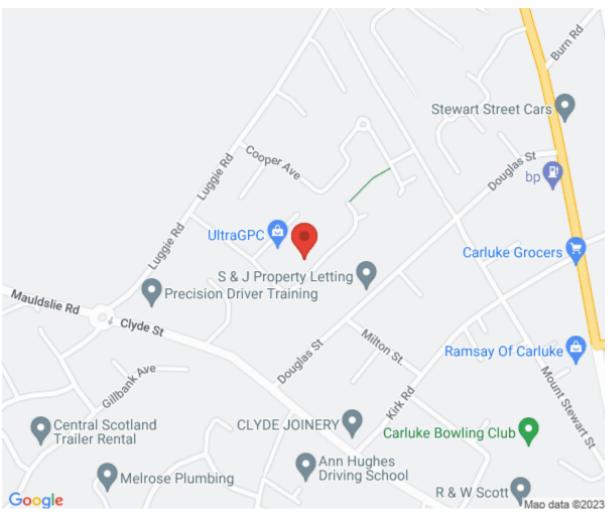
The driveway is located to the side of the property is laid with stone chips and paving and gives access to the garage and rear garden.

To the rear the garden has been split between areas laid with lawn, paving and stone chips.

Living Room 4.07 x 4.15m Dining Room 2.64m x 3.56m Kitchen 2.32m x 3.54m Bathroom 1.79m x 1.95m Bedroom 3.03m x 4.12m Bedroom 3.04m x 3.52m Bedroom 2.32m x 3.06m









61 High Street. Lanark, ML11 7LN

Telephone: 01555 661435 - Fax: 01555 666869

Email: estates@morisonandsmith.com

Website: 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.