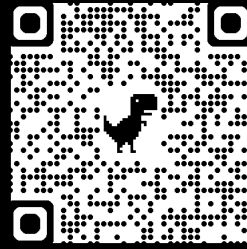


FOR SALE

OFFERS OVER  
£410,000



Scan for more information



## Carlisle

Lanark Road  
ML8 4HE

Council Band G

## 4 BEDROOM DETACHED VILLA

Town Center Location | Living Room, Dining Room | Orangery, Drawing Room, Study |  
Morning Room, Kitchen | Utility Room, Boot Room | Four Bedrooms | Bathroom, Two Shower  
Rooms | Several Outbuildings | Self Contained Office/Salon | Gardens, Driveway | GCH,  
Double Glazing | EPC - D



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





# Miltonbank, Lanark Road, Carluke ML8 4HE

Substantial traditional four bedroom, six public room Detached villa situated in the heart of Carluke town centre close to all amenities and transport links. This property boasts many of its original period features and offers potential buyers a spacious family home with accommodation over two levels comprising of; Entrance Hallway, Living Room, Orangery, Study, Morning Room, Drawing Room, Kitchen, Utility, Four Bedrooms, En-suite Bathroom and two further Shower Rooms. Several outbuildings including a large office/salon currently used for training dog groomers, includes reception, bathroom, WC/Storage and large open plan workspace. Driveway for several vehicles, Spacious Gardens. Gas Central Heating, Double Glazing. EPC - D

The property is entered from the front into a welcoming entrance hallway via the vestibule. The hallway provides access to the living room, dining room, study, shower room, morning room, drawing room, kitchen and staircase to the upper accommodation. The impressive Orangery is accessed from the living room and features double French doors leading to the driveway, feature fireplace and tiled flooring. A further galley style utility room, boot room and rear vestibule complete the ground floor.



The staircase from the main hallway offers access to the upper galleried landing and further accommodation, consisting of; four double bedrooms, modern fitted en-suite bathroom and a further shower room.

This property benefits from several outbuildings including a modern office/salon which has its own power and gas supply. This building is currently functioning as a well-established dog grooming training centre but the dynamic layout and facilities means that it could be utilised for a number of other uses or business types with the proper consent.

Externally the property has a long driveway which is accessed via Benty's Lane. The driveway is made up of red stone chip with parking available for many vehicles. The extensive gardens have defined areas for parking, lawn, plant beds as well as patio areas.



Entrance – 1.32 x 1.59

Hall – 4.87 x 2.72

Hall – 10.70 m<sup>2</sup>

Closet – 1.72 m<sup>2</sup>

Living Room – 5.03 x 6.95

Dining Room – 4.43 x 6.20

Orangery – 5.97 x 5.43

Drawing Room – 4.71 x 3.63

Morning Room – 4.59 x 2.68

Kitchen – 4.25 x 3.94

Study – 4.40 x 2.32

Laundry Room – 2.14 x 2.78

Shower Room – 2.16 x 2.61

Boot Room – 3.48 x 1.67

## 1st Floor

Bedroom 1 – 6.87 x 4.01

Bedroom 2 – 5.06 x 3.83

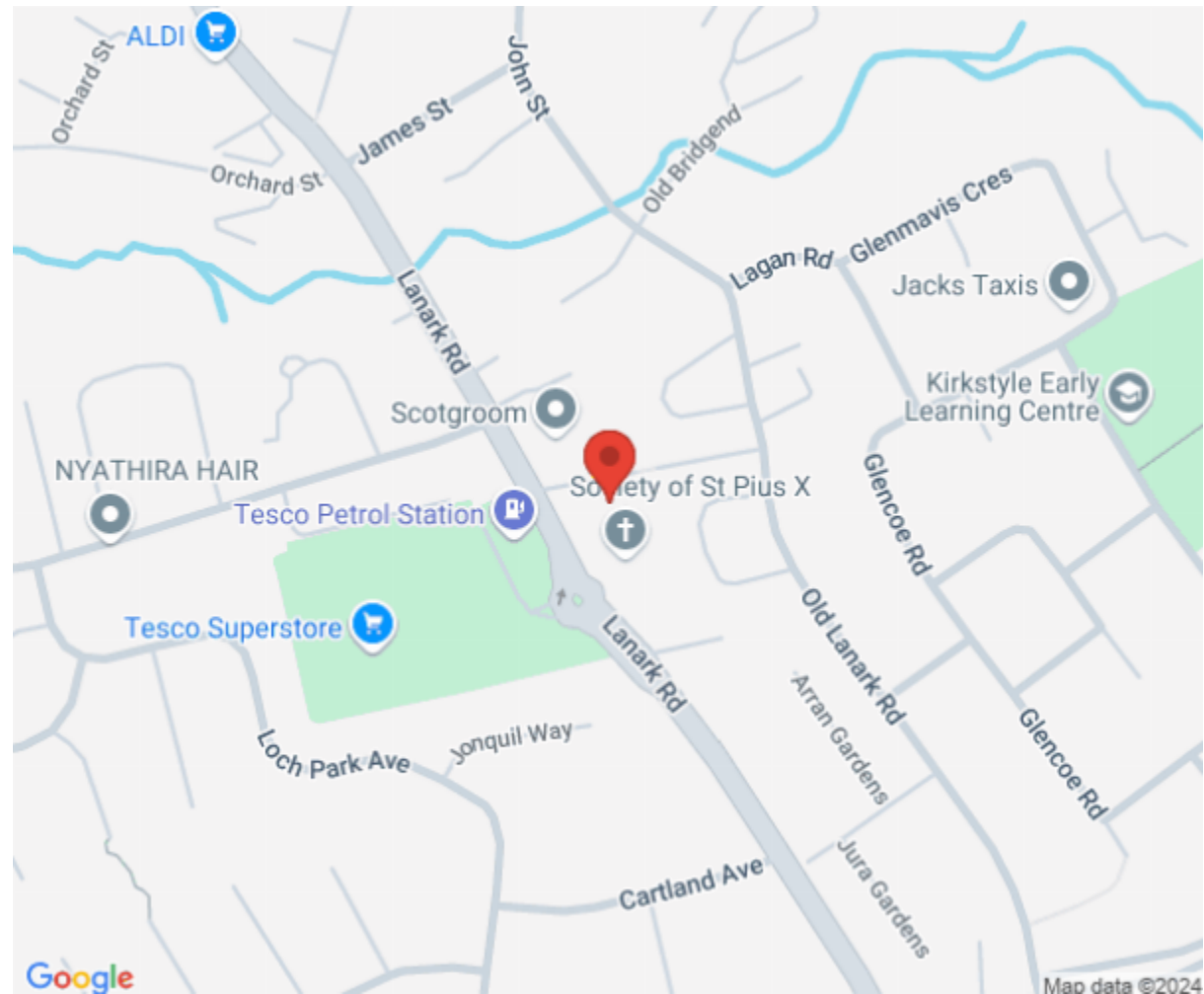
Bedroom 3 – 3.06 x 4.52

Bedroom 4 – 2.66 x 3.16

Hallway – 4.58 x 3.86

Bathroom – 2.24 x 2.80





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

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#### 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.