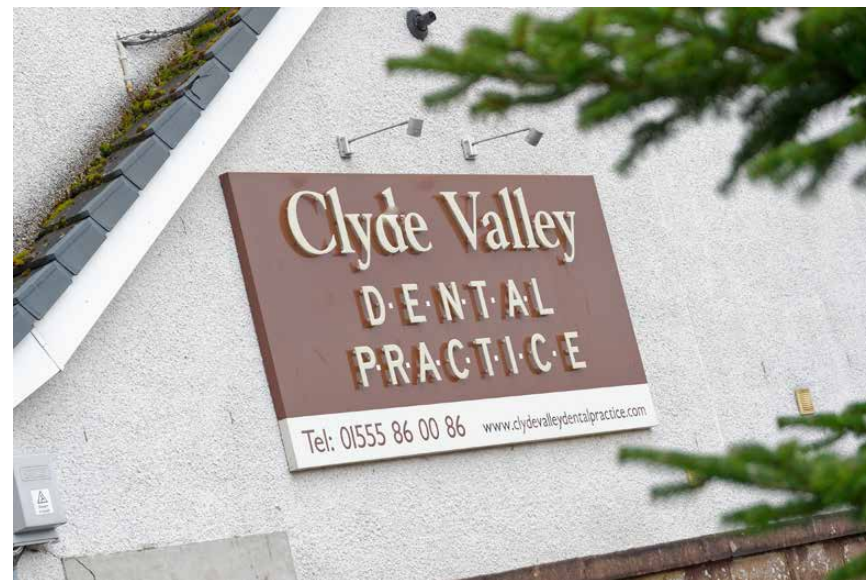





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63 Lanark Road

CARLUKE, ML8 5RE



Location

CARLUKE, ML8 5RE

The village of Crossford is a desirable residential pocket that enjoys an idyllic setting along the Clyde Valley just four miles from the Royal Burgh of Lanark and three miles from Carluke.

A much-favoured area, catchment for Underbank Primary, particularly ideal for those requiring good transport links and easy access to Glasgow and Edinburgh, rural yet not isolated and great value for money. Local villages along the valley provide a range of shops and services.

The towns of Lanark and Carluke offer a good variety of shops, leisure facilities, schools both primary and secondary. The M74 is also only six miles away, giving good access to the larger towns of Hamilton and Motherwell.



63 Lanark Road

CARLUKE, ML8 5RE

Secure entry from a private car park opens into a spacious and immaculate communal hallway with storage space.

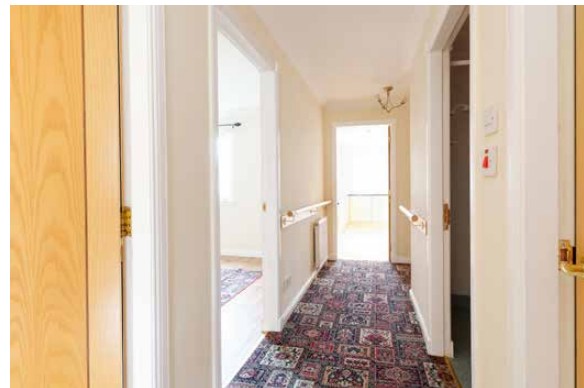
The ground floor property itself is bright and spacious and presented to the market in walk-in condition.

The lounge is of great proportions and offers pleasant views of the surrounding village through the attractive bay window facing the front. The double bedroom boasts built-in wardrobes. To the rear there is a generously proportioned kitchen with a good range of base and wall mounted units, generous worktop space and integrated appliances that include a ceramic hob, oven, fridge, freezer and washer/dryer. The

accommodation is completed by a second double bedroom with built-in wardrobes and a wet room with WC, wash hand basin and shower.

Externally the garden to the rear is communal with a shared drying area. There is allocated private parking along with additional visitor parking.

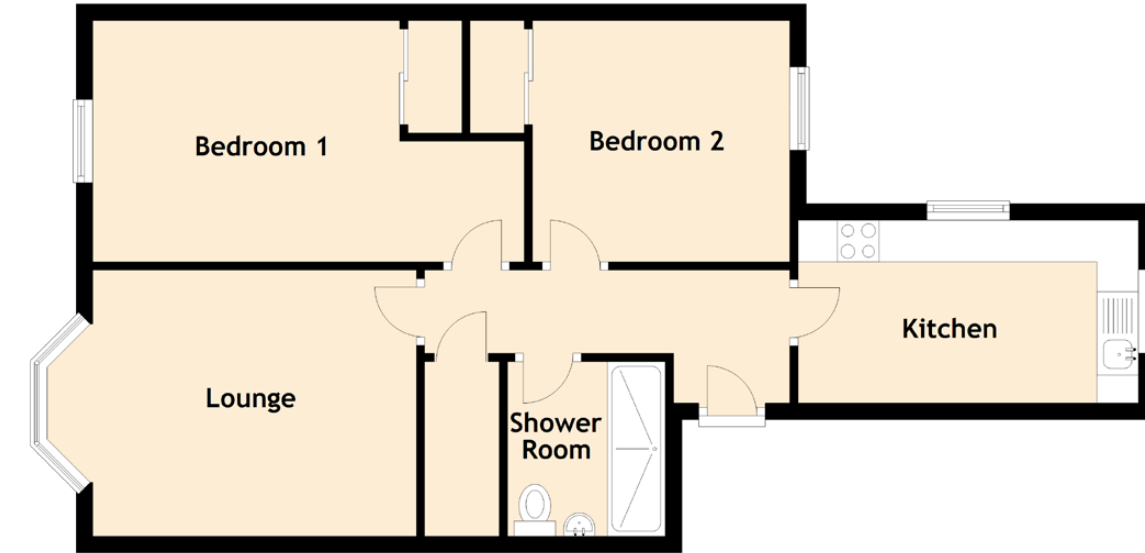
Central heating is provided by an electrical wet system making this fantastic property efficient to run. It is also wheelchair friendly throughout making it suitable for a variety of purchasers.





Specifications & Details

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions
(Taken from the widest point)

Lounge	3.90m (12'10") x 3.20m (10'6")
Kitchen	4.10m (13'5") x 2.20m (7'3")
Bedroom 1	5.20m (17'1") x 2.90m (9'6")
Bedroom 2	3.10m (10'2") x 2.90m (9'6")
Shower Room	2.10m (6'11") x 1.90m (6'3")

Gross internal floor area (m²): 60m²

EPC Rating: C

Extras (Included in the sale): All kitchen appliances included.

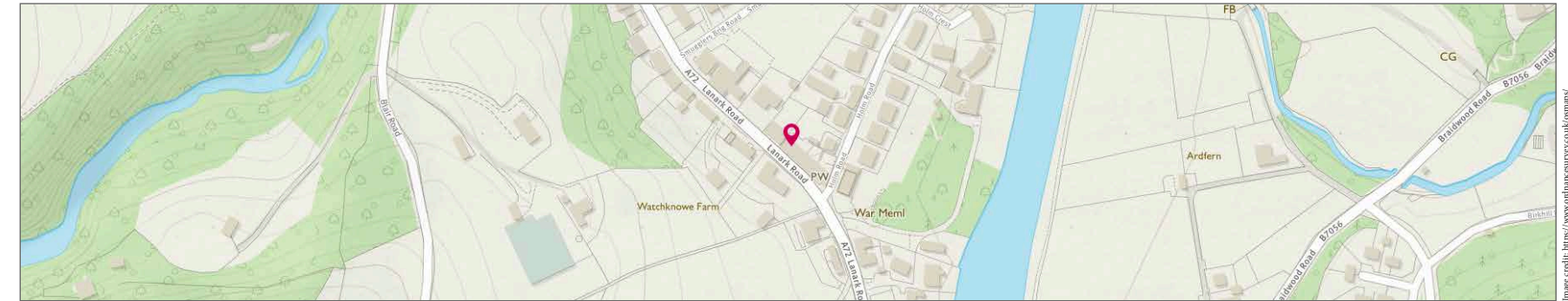


Image credit: <https://www.odinmaps.co.uk/emap/>



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**Part
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CRAIG DEMPSTER
Photographer



Layout graphics and design
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Designer