

140A Carlisle Road

CRAWFORD, SOUTH LANARKSHIRE, ML12 6TW



*THIS PROPERTY IS SUBJECT TO A
BUYERS PREMIUM*



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We are delighted to introduce to the market, this immediately impressive three-bedroom detached family bungalow. This is a very rarely available property, given it's a spacious bungalow with further potential. The property offers tremendous flexibility for any family or Retiree's to enjoy. The property is beautifully nestled in a quiet setting within the family-friendly and popular location of Crawford near Biggar. The surrounding gardens offer a private outdoor space and the property has been carefully and thoughtfully designed with individuality and an easy free-flowing space in mind.

The accommodation consists of a welcoming and generous hallway, giving the viewer just a hint of what's to come, and the remainder of the property has also been built to excellent proportions.

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The large lounge is a great size rarely found in today's more modern builds. It benefits from a log burner fire with lots of natural light flooding in, owners will be able to set out the furniture in any number of configurations. The dining room offers excellent space for a large dining table, ideal for entertaining friends and family on more formal dining occasions.





The bright and spacious kitchen is very appealing, fitted in a good range of white shaker style units it makes a real 'hub' of the home. It features an electric hob and double oven with an integrated dishwasher and fridge. It's clear to see it has been thoughtfully designed with both style and functionality in mind. The utility/sun room easily accommodates the washing machine, tumble dryer and freezer.





The spacious family shower room is bright and contains a large standalone enclosure with electric shower. There are three spacious bedrooms in this unique home, all lovely and bright, two with fitted wardrobes and all with plenty of room for free-standing furniture. The property also benefits from an en-suite off the master bedroom and a spacious floored attic space, with electric points lighting and velux windows. The house is kept warm and comfortable via double glazing and gas central heating.



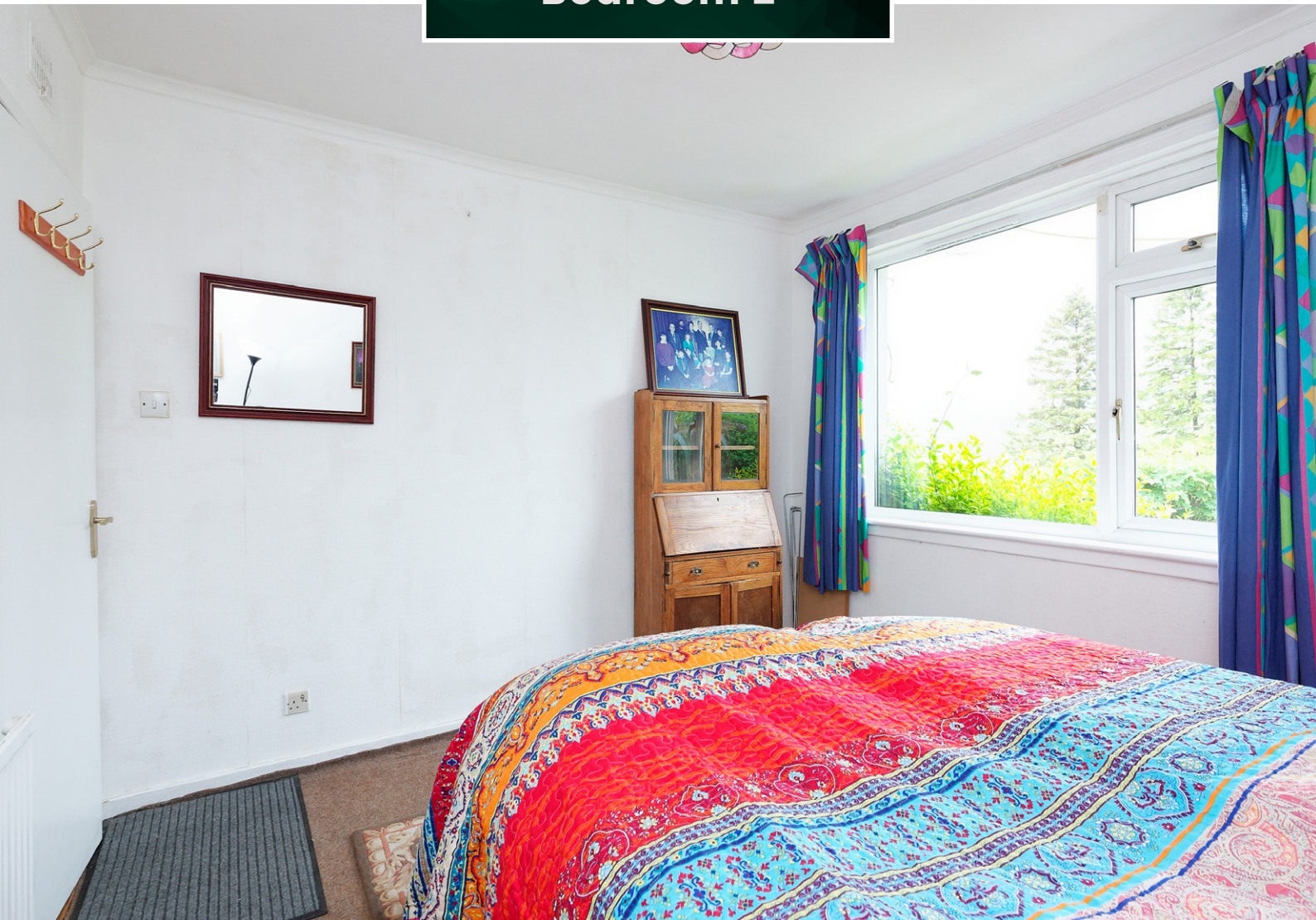


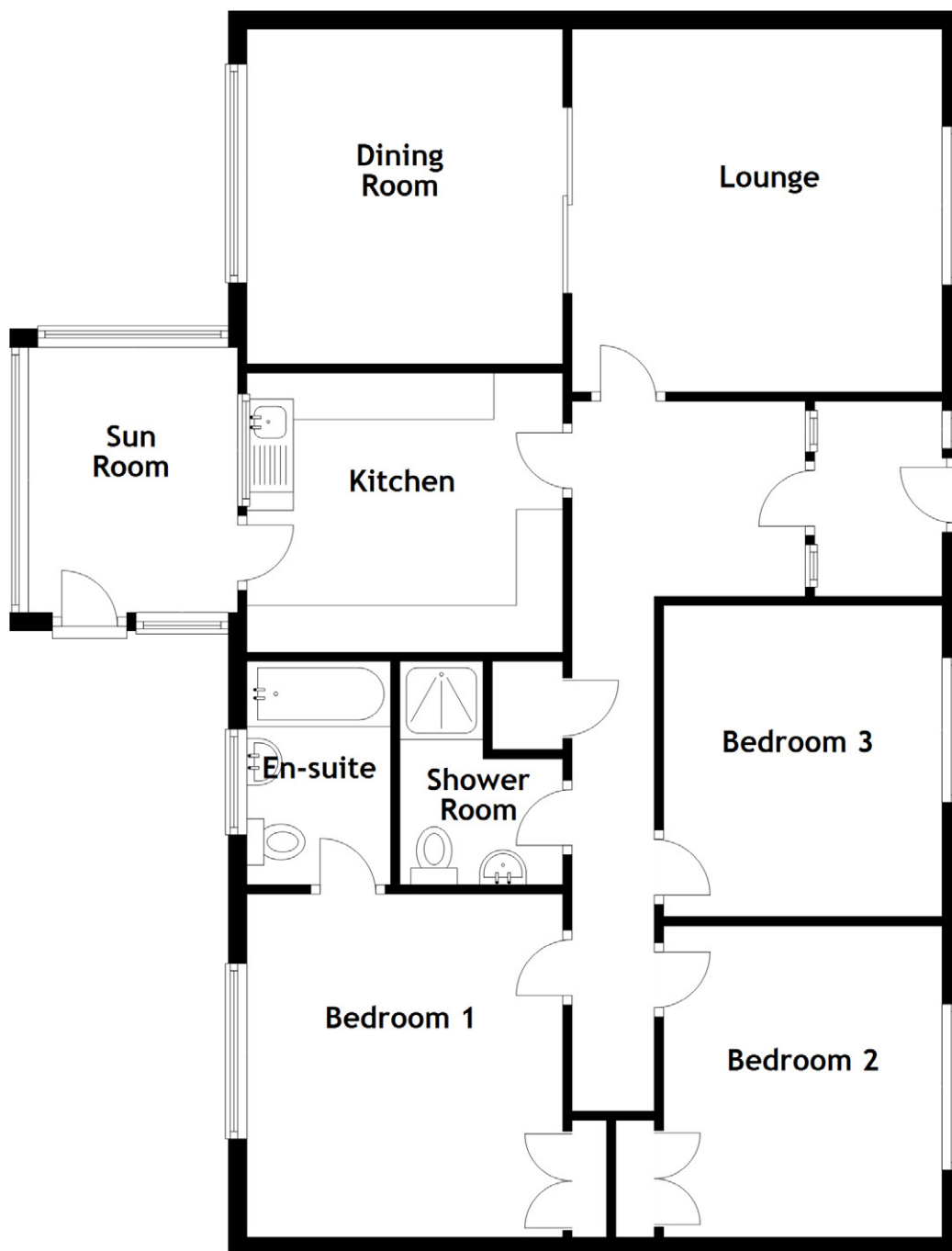
Bedroom 1





Bedroom 2





Approximate Dimensions
(Taken from the widest point)

Lounge	3.98m (13'1") x 3.90m (12'10")	Shower Room	2.40m (7'11") x 1.75m (5'9")
Kitchen	3.40m (11'2") x 3.00m (9'10")	En-suite	2.40m (7'11") x 1.55m (5'1")
Dining Room	3.60m (11'10") x 3.40m (11'2")		
Sun Room	2.85m (9'4") x 2.25m (7'5")		
Bedroom 1	3.69m (12'1") x 3.40m (11'2")		
Bedroom 2	3.35m (11') x 3.00m (9'10")		
Bedroom 3	3.35m (11') x 3.00m (9'10")		
Gross internal floor area (m ²): 110m ²			
EPC Rating: F			
Buyer's Premium Value: £1920			

Lovely gardens frame the property beautifully and the car port offers great space for anyone who likes to get the car under cover. The large driveway can easily accommodate at least 3 vehicles .



The property has enduring appeal as a secure, comfortable place to call home. It's sure to be popular and we believe early viewing is a must for anyone seeking a great bungalow.



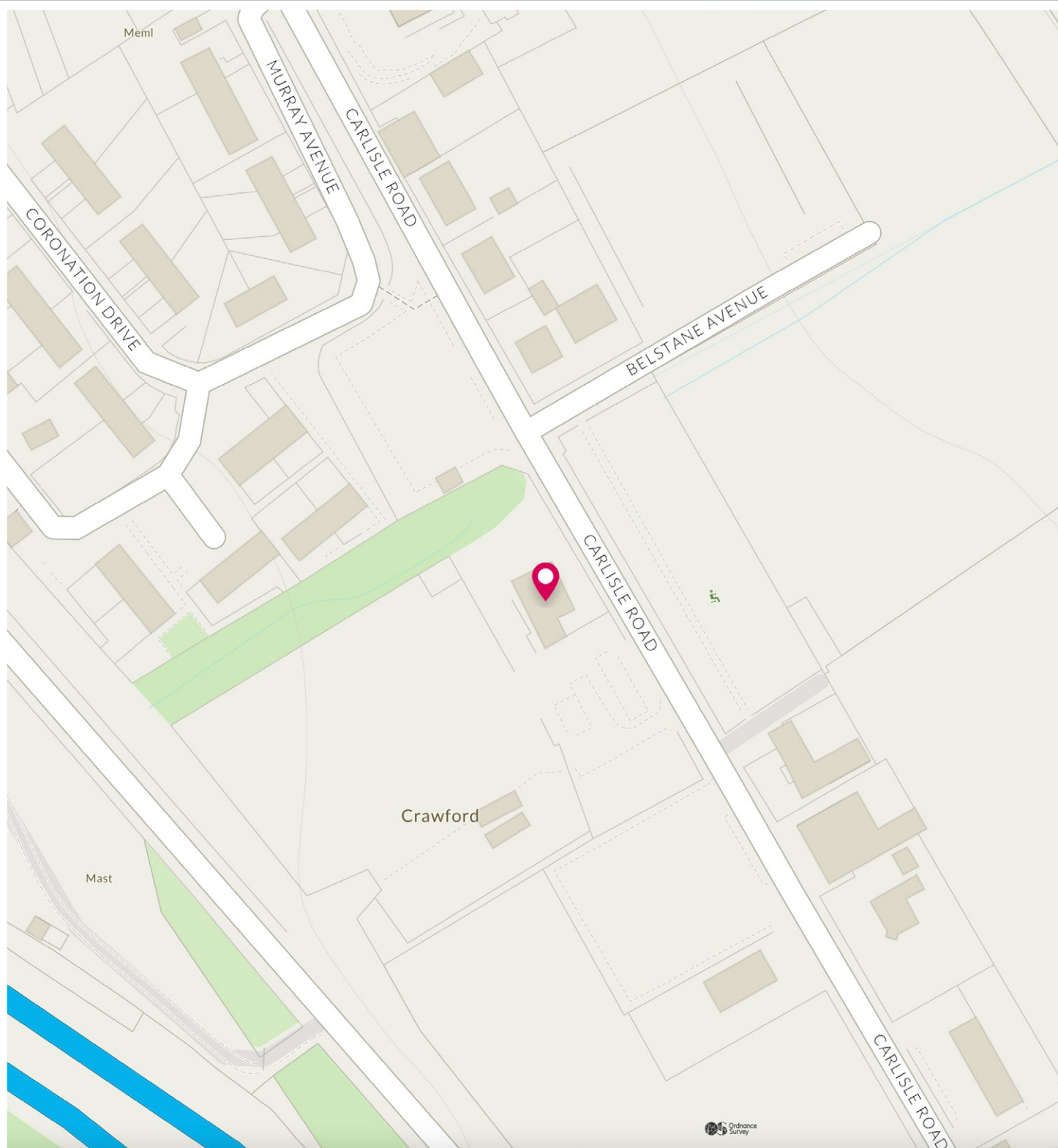




140A Carlisle Road in the charming village of Crawford, South Lanarkshire is a great place to live. The peaceful village atmosphere set in the stunning surrounding countryside offers a quality of life most of us dream about. The larger town of Biggar is only ten minutes away. Biggar itself benefits from a wide range of amenities including a Sainsbury's, Hospital, butcher, baker, pubs, Co-op, Post office and an Indian restaurant. Other large towns of Lanark, Peebles and Hamilton can all easily be accessed within 30 minutes. The location offers real peace and quiet but with the added benefit of easy access to local amenities.

The main motorway links are also close at hand, meaning Glasgow and Edinburgh are also easily accessible on a daily basis. Excellent schooling is also available locally.

The Location



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