





McEwan Fraser Legal

Solicitors & Estate Agents

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8 Carmichael Way

CARLUKE, SOUTH LANARKSHIRE, ML8 5RJ



8 Carmichael Way

The village of Law has an excellent school, basic shopping amenities, sports facilities including country walks, bowling club and bus services linking with the surrounding towns and cities. For those commuting by car there is excellent access to the M74 and M8 to Glasgow, Edinburgh and the surrounding towns. The surrounding towns including Hamilton and Lanark and cater for a wider range of sports facilities, sports facilities, pubs, restaurants and bistros.





BUS LINKS

NEAR BARS

NEAR CAFE'S & RESTAURANTS

M74 & M8 ROAD LINKS

We are delighted to bring to the market this two bedroom flat which occupies the preferred ground floor position, in a sought after pocket of Law.

The property would be a fantastic acquisition for either a first time buyer(s) or sound buy-to let investment as its popular spot, offers great commuting links, as well as very easy access to all local amenities. The flat has been well designed to maximize the natural available light. Room dimensions are generous and the accommodation has been arranged to offer flexibility and individuality.

In more detail the property comprises of a vestibule, an impressive lounge which is flooded with natural light, a fully fitted kitchen which has a good range of floor and wall mounted units and plenty of worktop space which is sure to appeal to all aspiring chefs.

A set of French doors in the kitchen gives access to the rear garden. There are two well-proportioned double bedrooms, with fitted wardrobes. Finally internally is the three-piece bathroom suite with overhead shower.

The flat further benefits from gas central heating and double glazing throughout for additional comfort. Externally to the rear is a garden that is laid to lawn, to the front is a driveway giving off street parking and access to the garage.



Lounge





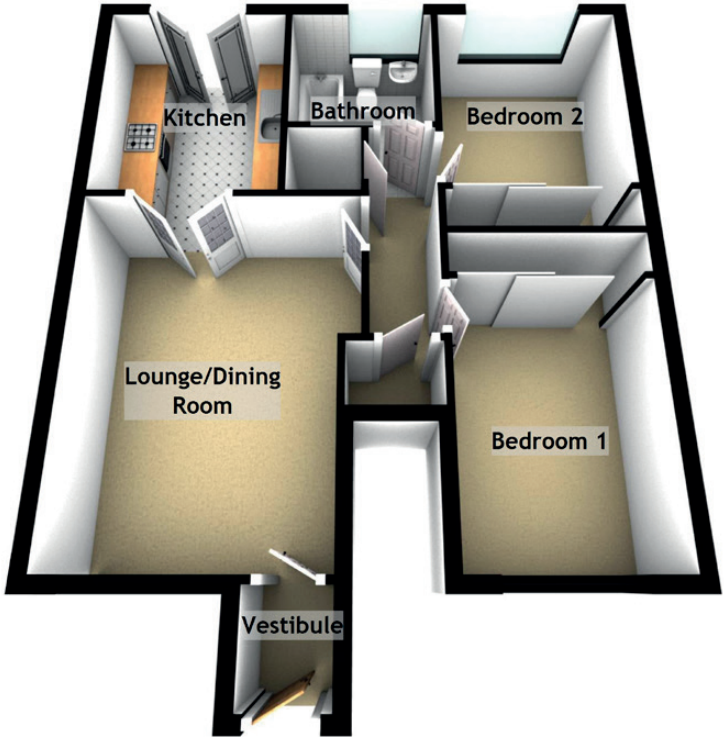


Bedroom 1



Bedroom 2





Property Specifications

Approximate Dimensions
(Taken from the widest point)

Vestibule	1.25m (4'1") x 1.00m (3'3")
Lounge/Dining Room	4.72m (15'6") x 3.94m (12'11")
Kitchen	2.95m (9'8") x 2.50m (8'2")
Bedroom 1	3.65m (12') x 2.55m (8'4")
Bedroom 2	2.84m (9'4") x 2.55m (8'4")
Bathroom	2.00m (6'7") x 1.87m (6'2")

Gross internal floor area (m²) - 56m²

EPC Rating - C

Extras
(Included in the sale)

All fitted carpets, floor coverings to remain.

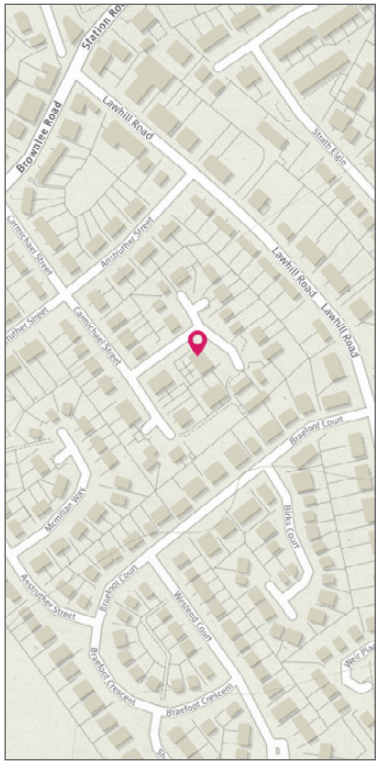


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Part Exchange Available

GOLD
SCOTLAND ESTATE AGENCY of the YEAR 2014
IN ASSOCIATION WITH
THE SUNDAY TIMES
THE TIMES



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