




McEwan Fraser Legal
 Solicitors & Estate Agents
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17 Davidson Lane
 CARLUKE, SOUTH LANARKSHIRE, ML8 4NJ

17 DAVIDSON LANE

Carluke's facilities and amenities, including newly built high school and primary schools, health centre and also a newly opened Tesco store. There is a lovely eighteen hole golf course and also good access to the Scottish Borders and the Clyde valley, providing excellent walks for the outdoor enthusiast including Tinto Hill and the Falls of Clyde. Carluke is much favoured particularly for those requiring good transport links and easy access to Glasgow and Edinburgh, rural yet not isolated feel and value for money. Edinburgh City Bypass is only a thirty minute drive away, giving good access to east central Scotland. The M74 is only a fifteen minute journey giving good access to Glasgow and the west of Scotland. In all, this property is ideally situated for the commuter to either Edinburgh or Glasgow.

We are delighted to present to the market this good sized, two bedroom end terrace villa, situated within the ever popular location of Carluke. The property enjoys a central location within the town and therefore provides access to a range of local facilities within a short walk. The property itself

offers comfortable accommodation and includes gas central heating and double glazing. It would make for a fantastic family home or first time buy purchase. Internally, the accommodation extends downstairs to an entrance hall off of which is a bright and airy lounge with window to the front which floods the room with natural light. There is a well equipped kitchen with a selection of wall and base units, including plenty of worktop space making this the ideal kitchen for aspiring Chef. There is also a large storage cupboard and a door into the rear garden.

Upstairs consists of a landing area off of which is recently installed family bathroom room which includes a sink, toilet and bath with shower over, a good sized master bedroom with built-in storage cupboard and a further good sized double bedroom. Both rooms also have the room for additional free-standing furniture if required.

The outside space includes a fenced front garden and a low maintenance rear garden which is a real sun trap and will be well utilised in the summer months.



FLOOR PLANS DIMENSIONS LOCATION

Approximate Dimensions
(Taken from the widest point)

Lounge	4.70m (15'5") x 4.60m (15'1")
Kitchen	5.00m (16'5") x 2.20m (7'3")
Bedroom 1	3.90m (12'10") x 3.00m (9'10")
Bedroom 2	4.00m (13'1") x 3.10m (10'2")
Bathroom	2.00m (6'7") x 1.70m (5'7")

Gross internal floor area (m²) - 73 m²

EPC Rating - C

Extras
(Included in the sale)

All fitted floor coverings.

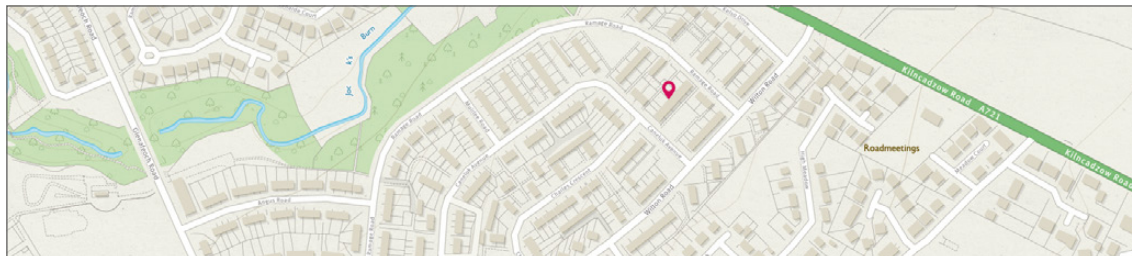
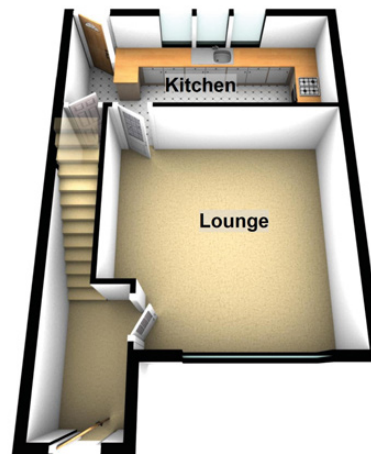


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Text and description
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