





# Kirkfieldbank

210 Riverside Road Kirkfieldbank ML11 9JJ

Independent Estates



## Directions

Travelling from Carlisle towards Lanark on entering Lanark take first right. Follow road to bottom of hill into Kirkfieldbank. The property is situated on your left hand side approximately 100yds after entering Village.

## Viewing

Strictly by appointment via Independent Estates

## Making an Offer

Verbal offers are welcomed, however a formal written offer from a solicitor will be required upon request from Independent Estates. If you are offering at a closing date, please note that all offers must be formal written offers to be considered.

## Financial Evaluation of Offer

All offers, prior to acceptance, will require the prospective buyer to provide Independent Estates with proof of the source and availability of the funds for the purchase of the property. This information will be passed onto the seller along with any offer.

## Rooms

Entrance Hallway	0.95m x 0.92m	Lounge	4.51m x 4.40m
Kitchen	3.22m x 4.40m	Rear Vestibule	1.79m x 1.76m
Upper Landing	2.41m x 1.90m	Bedroom One	3.38m x 4.67m
Bedroom Two	4.58m x 2.30m	Bedroom Three	2.97m x 2.22m
Bathroom	1.66m x 1.63m		

## Offices

55 High Street, Carlisle, Lanarkshire ML8 4AJ Telephone 01555 759777 email [carlisle@independentestates.com](mailto:carlisle@independentestates.com)

97 Main Street, Wishaw, Lanarkshire ML2 7AU Telephone 01698 373737 email [wishaw@independentestates.com](mailto:wishaw@independentestates.com)

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Situated in the picturesque Clyde Valley Village of Kirkfieldbank. Yet within a short drive to the local Town of Lanark and all of its amenities and transport services. Kirkfieldbank also provides easy access to the M74 motorway network.

Independent Estates are delighted to welcome to the market this deceptively spacious traditional mid terraced villa. Accommodation is arranged over two levels comprising: Entrance to property via front facing solid wooden door with glass insert giving access to spacious lounge leading to dining kitchen and carpeted staircase. Spacious lounge with front and rear facing windows, feature fireplace with wood burner stove, decorative exposed stone detailing and solid wooden flooring. The lounge leads to rear vestibule with rear facing window, wooden flooring and rear facing solid wooden giving access to rear garden. Spacious dining kitchen comprising range of base and wall mounted units, ample work surfaces, partially tiled walls, tiled flooring, electric oven, hob and extractor.

Carpeted upper landing with decorative timber balustrade gives access to three bedrooms, bathroom and loft hatch. Bedroom one is front facing with laminated flooring and fitted storage cupboard. Bedroom two is front facing with laminated flooring. Bedroom three is rear facing with laminated flooring. Rear facing bathroom comprising three piece suite including low flush wc, wash hand basin, bath, shower (over bath), fully tiled walls, heated towel railing and tiled flooring.

The property boasts full oil fired central heating and double glazing throughout. Extensive rear gardens are mainly laid to lawn with paved patio area. Private vehicle access is situated to rear of garden with paved and gravel driveway accessed via double timber gates.



**Offers Over £160,000**