





Crossford

7A Crossclyde View Crossford ML8 5NN

Independent Estates



Directions

From Carluke travel toward Lanark and Station Inn Braidwood turn right onto Braidwood Road. Continue along this route leaving Braidwood. On entering Crossford take your first left then first right into Crossclyde View. The property is situated on your right.

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	2.24m x 2.11m	Lounge	4.78m x 3.20m
Kitchen	3.48m x 3.01m	Upper Landing	4.36m x 2.22m
Bedroom One	3.56m x 3.12m	Bedroom Two	3.56m x 2.61m
Bathroom	2.03m x 1.94m		

Offices

55 High Street, Carluke, Lanarkshire ML8 4AJ Telephone 01555 759777 email carluke@independentestates.com

97 Main Street, Wishaw, Lanarkshire ML2 7AU Telephone 01698 373737 email wishaw@independentestates.com

Disclaimer: These property details are set out as a general outline only and do not constitute any part of an Offer or Contract. Any services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor. Fixtures, fittings and other items are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. Room measurements are taken to the nearest 10cm and prospective buyers are advised to check these for any particular purpose, e.g. Fitted carpets and furniture. This material is protected by the laws of copyright. The owner of the copyright is Independent Estates. This property sheet forms part of our database and is protected by the database rights and copyright laws. No unauthorised copying or distribution without permission.

Crossford lies alongside the River Clyde 4.5 miles north west of Lanark and 9 miles south east of Hamilton, South Lanarkshire. It is home to two pubs and a village shop. The nearest primary school is situated just out of Crossford whilst the nearest secondary is in Carluke, though pupils from the village attend Lanark Grammar.

Independent Estates are delighted to welcome to the market this well presented maisonette flat situated within the sought after Crossford area within the Clyde Valley. Accommodation is arranged over two levels comprising: Entrance to property via front facing upvc door with glass insert. Entrance hallway with laminated flooring leads to lounge, dining/kitchen, storage cupboard and carpeted staircase with decorative timber balustrade. Rear facing lounge with laminated flooring and storage cupboard. The lounge opens out onto balcony with open views over rear garden and countryside. Rear facing fitted kitchen comprising range of base and wall mounted units, laminated flooring, ample work surfaces, electric oven, hob and extractor.

Front facing carpeted upper landing leads to two double bedrooms, fitted storage and loft hatch. Bedroom one is rear facing with fitted carpet. Bedroom two is again rear facing with fitted carpet. Front facing bathroom comprising three piece suite including low flush w/c, wash hand basin, bath, shower (over bath), fully tiled walls and tiled flooring.

The property benefits from full double glazing and electric heating. Large rear garden is mainly laid to lawn. Private parking to front of property.

EXTRAS - All floor coverings, light fittings, white goods and window blinds.



Offers Over £69,000