





Braidwood

41 Braidwood Road Braidwood ML8 5NY

Independent Estates



Directions

Traveling from Carluke Cross towards Lanark. Continue along Kirkton Street onto Lanark Road. Entering Braidwood travel past the Station Inn on your left and take first right into Braidwood Road. Continue along this road and property is situated on your left hand side and can clearly be identified by our for sale board.

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

Hallway	1.07m x 4.88m	Lounge	5.22m x 3.88m
Kitchen	2.23m x 3.86m	Bedroom	3.98m x 3.64m
Bathroom	2.19m x 1.49m		

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

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Independent Estates are proud to present this spacious upper cottage flat. The property is located within the increasingly popular village of Braidwood. Which is ideally positioned close to the nearby Towns of Carluke, and Lanark, and also the scenic Clyde Valley is only a short drive away. Close to major motorway networks of the M74 and M8 giving access to Edinburgh, Glasgow and the South.

Entrance to the property via side facing upvc door with glass insert giving access to carpeted staircase hallway. Hallway with rear facing window leads to upper landing. Landing with fitted carpet and side facing window gives access to all accommodation including fitted storage and loft hatch. Generous front facing lounge with fitted carpet and recessed alcove providing dining area. Rear facing fitted kitchen comprising range of base and wall mounted units, ample work surfaces, partially tiled walls and laminated flooring. Bedroom is front facing with fitted carpet. Rear facing bathroom comprising low flush wc, wash hand basin, bath, shower (over bath) decorative wet wall and laminated flooring.

The property boasts full gas central heating and double glazing throughout. Paved and gravel driveway to the front provides off street parking. Rear garden is mainly laid to lawn with timber fencing. The garden further benefits from timber garden shed.

EXTRAS - All floor coverings, light fittings and window blinds



Offers Over £62,000