



# 120 Main Street

Carnwath, Lanark

Deceptively spacious, Victorian terraced townhouse, situated in the rural village of Carnwath, nestled in the South Lanarkshire countryside.

The accommodation on offer comprises, on the ground floor, two front facing public rooms, both with main door access to the street. Cloaks W.C, bedroom with en-suite shower room and large kitchen with open plan utility room at the rear and patio doors which open to a private courtyard

On the first floor there are a further two double bedrooms with en-suite facilities.

This property benefits from rear access also by means of a private lane off Murray Terrace. The current owner converted what was formally an integral garage to the front and prospective buyers could have the option to re-instate this subject to the appropriate building consents.

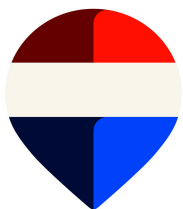
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating: F

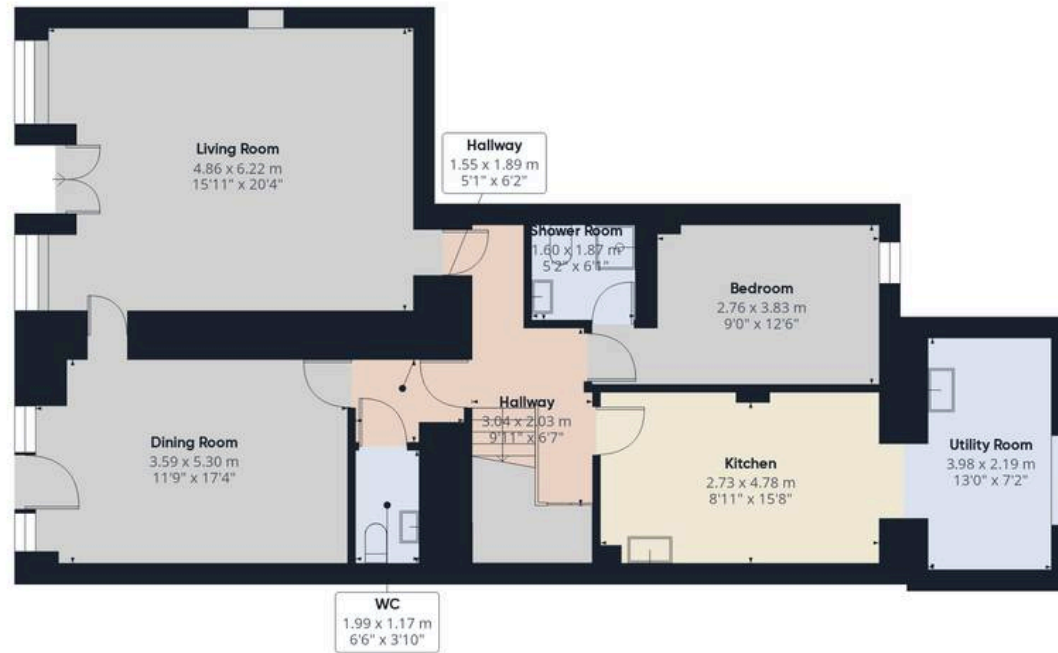
- Deceptively spacious Victorian terraced townhouse
- Large kitchen with open-plan utility
- Two front-facing public rooms
- Ground-floor bedroom with en-suite
- Two first-floor double bedrooms, both en-suite
- Rear access via private lane



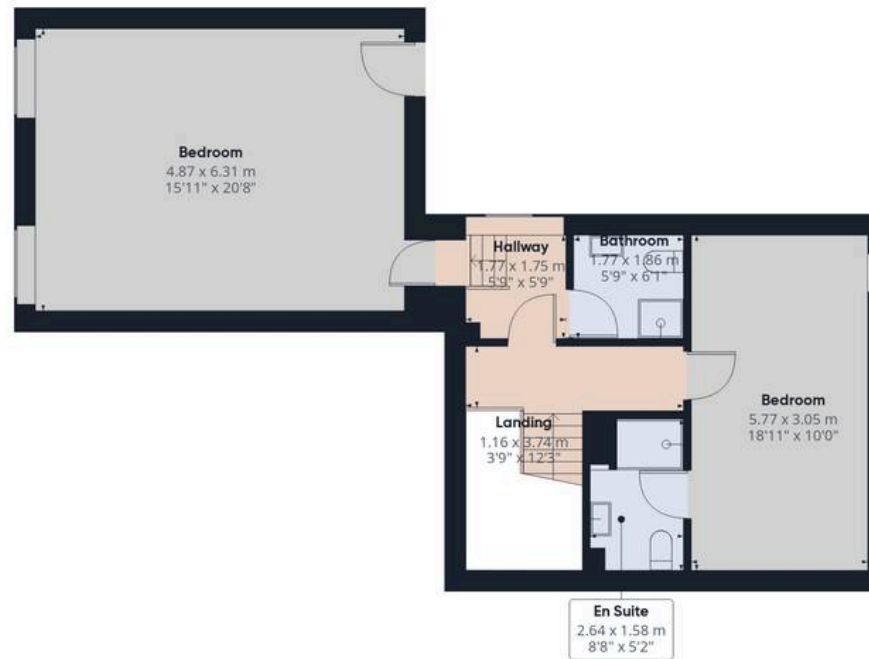
COUNCIL  
Carnwath







Floor 0



Floor 1



Approximate total area<sup>(1)</sup>

165.3 m<sup>2</sup>

1779 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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