



## 46 Kilincadzow Road

, Carluke, ML8 4QJ

**£1,200 Per month**

### NEW FOR THE RENTAL MARKET!

Pomphreys Properties are delighted to offer to the market this stunning and extremely spacious semi detached villa, unfurnished and available now!

The family accommodation comprises reception hall, formal lounge with log burner, an exceptional dining modern kitchen with a host of integrated appliances and French Doors offering access to the rear garden, FOUR Bedrooms (master en suite and with dressing area) and two shower rooms

Further benefits include double glazing, gas central heating, driveway and gardens to front and rear.

The property is well positioned within Carluke where there are a wide range of amenities, including schools, shops, sports and recreational facilities and a short drive to the town centre and Carluke train station which offers services to both Glasgow and Edinburgh. Comprehensive motorway links network nearby, including M73, M74 and M8, offer excellent commuting access to all over Scotland and the South.

EPC C  
LR 12580/320/1285  
LARN1812008

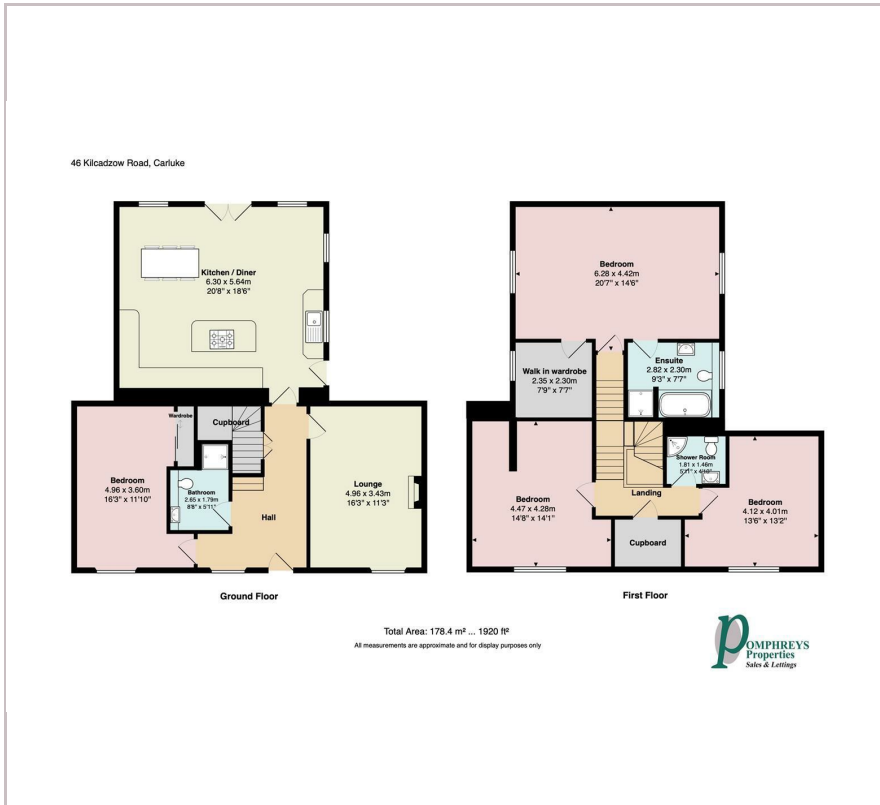
### Viewing

Please contact our Pomphreys Properties Ltd Office on 01698373365 if you wish to arrange a viewing appointment for this property or require further information.

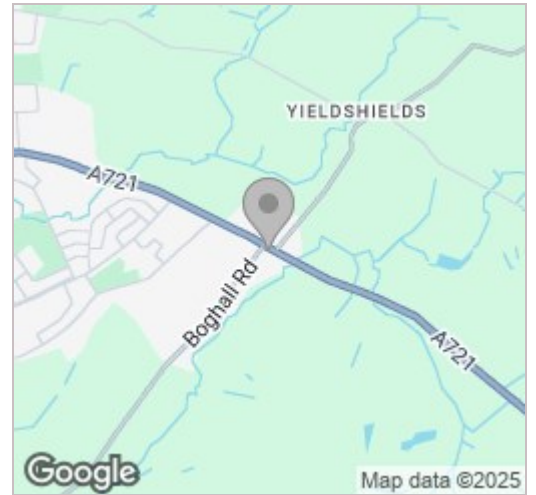
- A Stunning Semi Detached Property
- Four Bedrooms with Master En Suite and Dressing Room
- Rear Garden & Driveway
- Unfurnished and Available NOW
- Formal Lounge with Log Burner
- Stunning Kitchen with integrated appliances & French Doors to rear
- Ample Storage
- Double Glazing & Gas Central Heating
- Two shower rooms



## Floor Plan



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.