



**Atholl Court, Law, Carlisle**  
**Offers Over £215,000**

4 Bed Detached House | Freehold





Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.

A truly magnificent four-bedroom detached villa set within a popular residential development in the village of Law.

This fantastic family home occupies arguably the best corner plot within the development and on arrival, you are welcomed within a quiet culdesac, in turn, this leads to the entrance of the property. Parking facilities are available for approximately two vehicles within a spacious driveway and also parking facilities at the side of the property are also available.

The garden grounds have been landscaped to a superb standard and offer excellent privacy levels, the grounds benefit from a superb decking area, chipped stone area, and surrounding timber fencing.

Internally the accommodation extends to a reception hallway, front-facing lounge with a feature fireplace, converted office space/bedroom 4, fully fitted spacious kitchen with dining space and WC off, and a stunning extended conservatory.

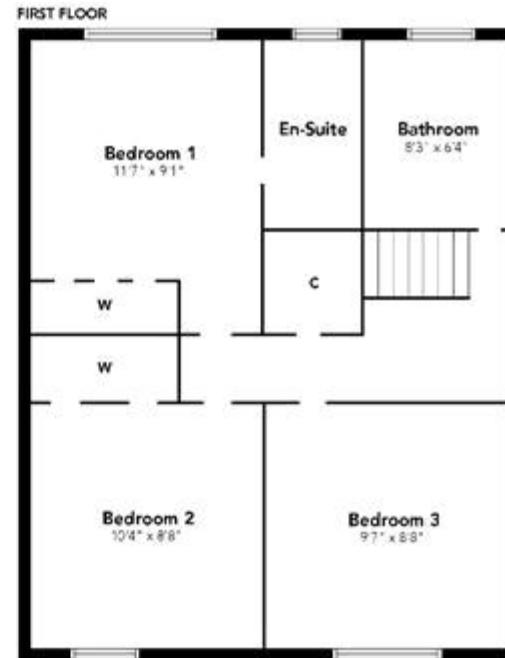
On the upper level, there are three good-sized bedrooms with a master en-suite and a superbly finished three-piece family bathroom. The home is heated via gas central heating and double-glazed windows are installed throughout.

## Location

Edinburgh City Bypass is only a thirty-minute drive away, giving access to East Central Scotland and the M74 is only a fifteen-minute journey giving access to Glasgow and the West of Scotland. In all, this property is ideally situated for the commuter to either Edinburgh or Glasgow.

Tenure: Freehold

- Detached
- Four Bedroom
- Three Bathrooms
- Bright and Spacious
- Fitted Kitchen
- Conservatory
- Driveway
- Sought After Development



Floorplans are indicative only - not to scale  
Produced by Plush Plans Ltd



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