



## 30 Braemar Crescent

, Carluke, ML8 4BH

**Offers over £225,000**

Rarely available, a detached villa set within well-maintained and landscaped gardens, situated on the outskirts of Carluke, yet still within walking distance to the Town Centre, this deceptively spacious property offers a super level of family accommodation.

The accommodation comprises, entrance vestibule, reception hallway, impressive lounge with floor to ceiling front facing window, dining room, modern and newly fitted dining kitchen with integrated oven gas hob and cooker hood, utility room, cloakroom/wc, three well proportioned bedrooms and family bathroom

In addition the property benefits from a wealth of storage throughout, double-glazing, gas central heating, landscaped gardens, driveway providing ample off street parking leading to a double garage and a further garage situated in the rear garden which could easily be utilised for a Home Office!

Internal viewing is strongly advised to appreciate the size of accommodation on offer here.

Braemar Crescent is situated a few minutes walk from the town centre where all day-to-day requirements can be catered for including all Primary and Secondary schooling, recreational facilities and various public transport links. For the commuter the nearby M8 and M74 motorway networks allow for fast and easy access to Glasgow, Edinburgh and all points beyond.

EPC D

### 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.

- Rarely available detached villa
- Double Garage
- Landscaped gardens to front and rear
- Three bedrooms
- Dining Room
- Newly fitted modern kitchen
- Utility Room



3



2



2

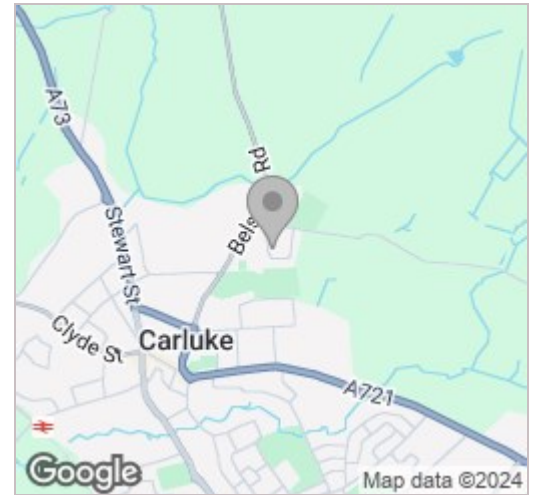




## Floor Plan



## Area Map



## Energy Efficiency Graph



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