



Boghall Road
Carlisle, ML8 5PF

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Boghall Road
Braidwood
ML8 5PF

Bungalow

**3 Bedrooms
1 Reception
2 Bathrooms**



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KEY FEATURES

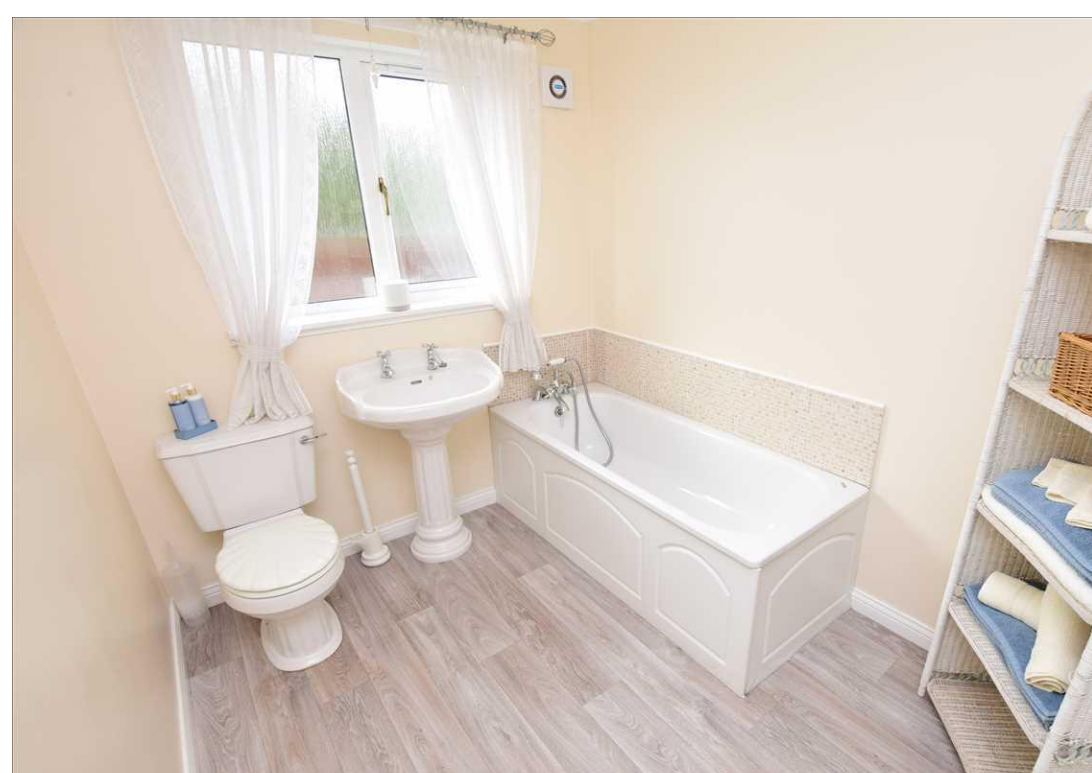
- Rarely available bungalow in excellent condition
- Bright, rear facing lounge with space for dining and patio doors looking out to the rear garden
- Spacious kitchen with white wall and floor units and further space for dining/breakfast
- Large master bedroom with fitted wardrobes and ensuite shower room
- 2 further double bedrooms
- Stylish bathroom suite
- Long driveway and detached gardens
- Mature gardens to front side and rear
- Perfectly suited for those looking for living accommodation all on the ground level
- Good transport links - easy access to M8 and M74



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Boghall Road, Braidwood, ML8 5PF

Move On are delighted to present to the market this lovely 3 bedroom detached bungalow in Carluke - Boghall Road.

This fantastic home features living accommodation all on the ground level and includes: A spacious and bright, rear-facing lounge with feature fireplace, neutral decor, dual aspect windows. space for dining and patio doors looking out to the rear garden; a good sized kitchen with a range of white wall and floor units, contrasting wood-effect worktops, tiled splashback and a breakfasting area; large master bedroom with fitted wardrobes and an ensuite shower room; 2 further double bedrooms; and a lovely bathroom suite. The property is presented in excellent condition throughout and has been recently redecorated. There is an oil fired central heating system and double glazing.

Externally the property has a low maintenance garden to the front which is laid with chipped stones; a long driveway to the side with parking for 3-4 cars leading to a detached single garage; and a rear garden which is mostly laid to lawn and extends to the other side of the property.

Boghall Road is located in the Braidwood area of Carluke, just outside Carluke town centre which has a range of local amenities, shops, public houses, takeaways and supermarkets. Carluke train station is nearby, and for those commuting by car, the M8 and M74 motorways are easily accessible.

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ROOM MEASUREMENTS

Lounge:
6.88m (22'7") x 4.70m (15'5")

Kitchen:
4.29m (14'1") x 3.28m (10'9")

Bedroom 1:
4.60m (15'1") x 3.61m (11'10")

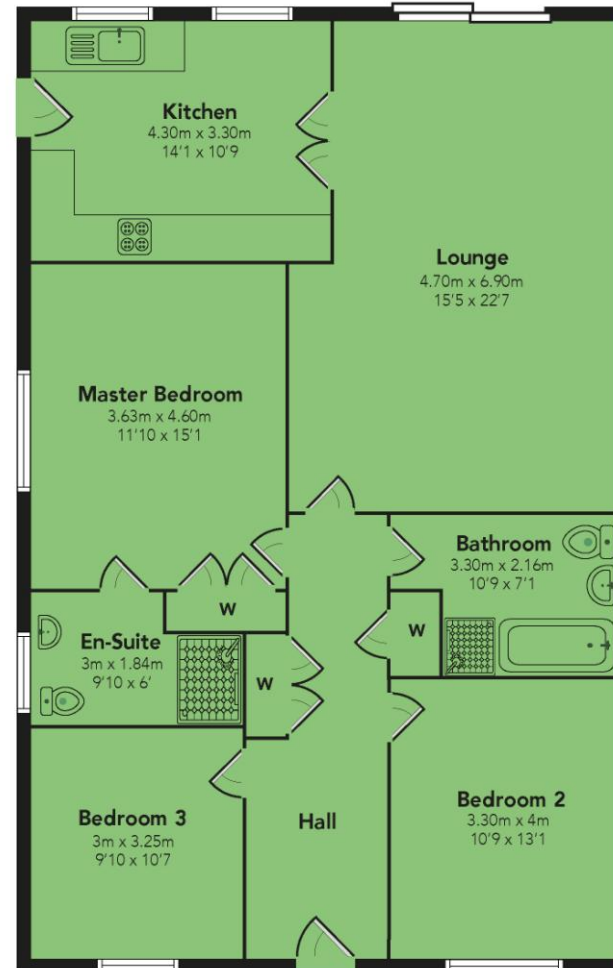
Ensuite:
3.00m (9'10") x 1.83m (6'0")

Bedroom 2:
3.99m (13'1") x 3.28m (10'9")

Bedroom 3:
3.23m (10'7") x 3.00m (9'10")

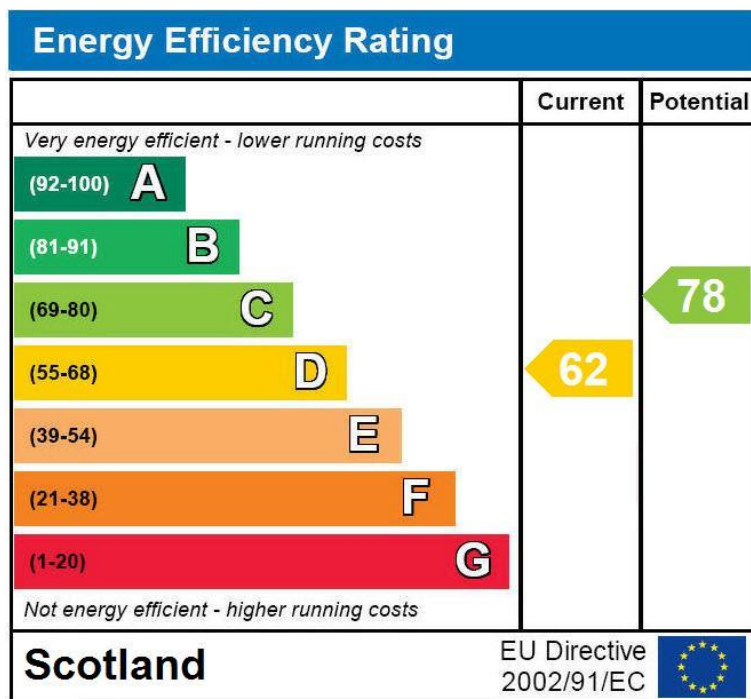
Bathroom:
3.28m (10'9") x 2.16m (7'1")

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

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the appliances/services have been tested by ourselves. We recommend that purchasers arrange for a qualified person to check all appliances/services before legal commitment.

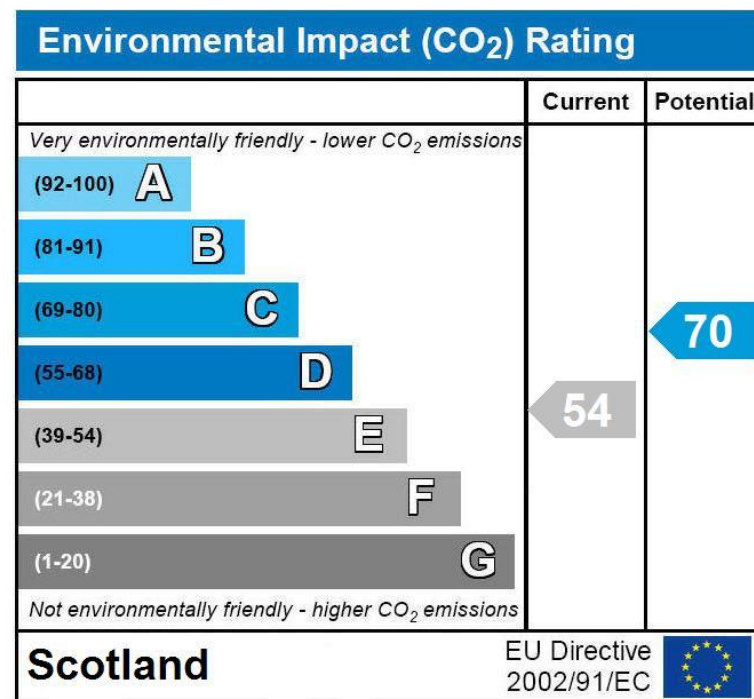


Energy Efficiency Rating

This graph shows the current efficiency of the property, taking into account both energy efficiency and fuel costs. The higher this rating, the lower your fuel bills are likely to be.

The current rating is **band D (62)**. The average rating for EPCs in Scotland is **band D (61)**.

The potential rating shows the effect of undertaking all of the improvement measures listed within the Energy Performance certificate recommendations report.



Environmental Impact (CO₂) Rating

This graph shows the effect of the home on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.

The current rating is **band E (70)**. The average rating for EPCs in Scotland is **band D (59)**.

The potential rating shows the effect of undertaking all of the improvement measures listed within the Energy Performance certificate recommendations report.

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