



AB Properties



12 Caledonia Gardens  
, Carlisle, ML8 5UY

Offers over £198,500







Beautifully extended detached villa in a much sought after residential estate close to Carlisle town centre.

Set over two levels, and benefitting from a large ground floor extension, the property comprises of; a welcoming entrance hallway which leads to a spacious lounge with storage cupboard, a well appointed kitchen with built in electric oven, gas hob, and space for further appliances, The well thought out extension has been added to create a lovely dining area with French Doors leading to the rear gardens, a convenient utility room and a modern shower room.

Upstairs offers three good sized bedrooms, two of which benefit from having fitted storage, and a contemporary family bathroom The current owners have created an opening between the largest and smallest of the bedrooms, however, there is the option to have the wall reinstated if this would be preferable.

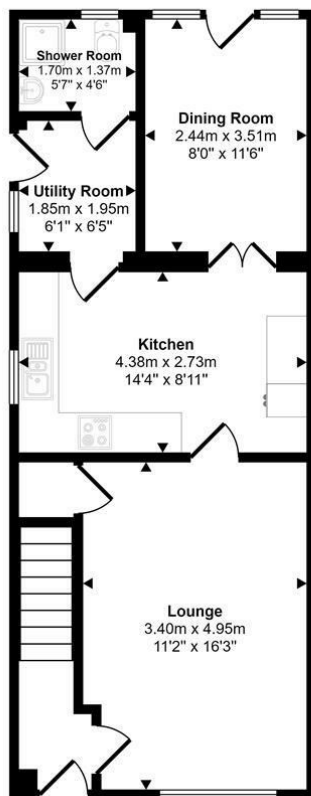
Gas central heating and double glazing are installed throughout.

Externally there are well proportioned gardens to the front and rear of the property, and a large driveway provides off road parking for a number of vehicles. The rear gardens are fully enclosed and have been neatly finished with block paving and safety bark in the play area. A timber shed is available for garden storage.

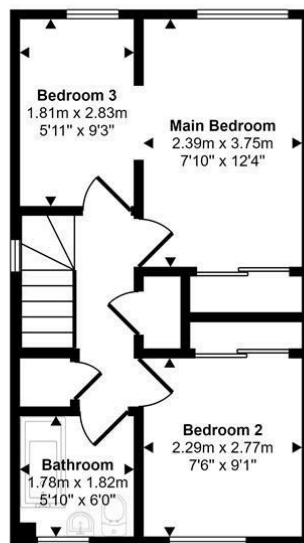
The property is within easy walking distance of the town centre, which offers a wide range of shopping, bars and restaurants. There are a choice of primary and secondary schools nearby, and a mainline station provides a regular service to Glasgow. For those commuting by car, both the M74 and M8 motorway networks are just a short drive away.



Approx Gross Internal Area  
84 sq m / 905 sq ft

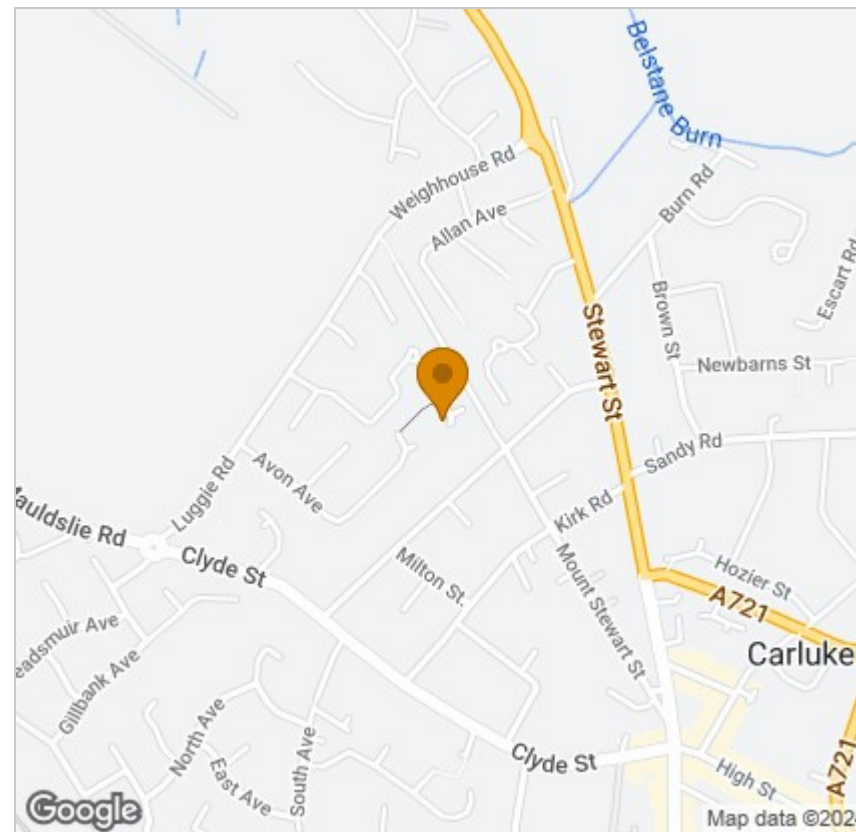


Ground Floor  
Approx 50 sq m / 542 sq ft

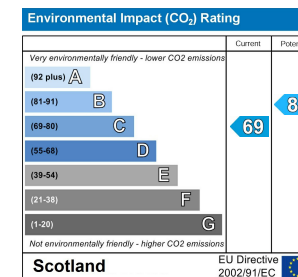
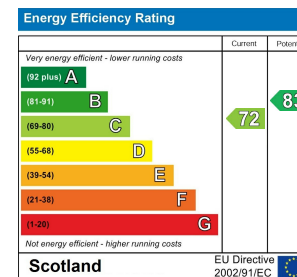


First Floor  
Approx 34 sq m / 363 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



### Energy Efficiency Graph



### Viewing

Please contact our AB Properties Office on 01555 660077 if you wish to arrange a viewing appointment for this property or require further information.

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