



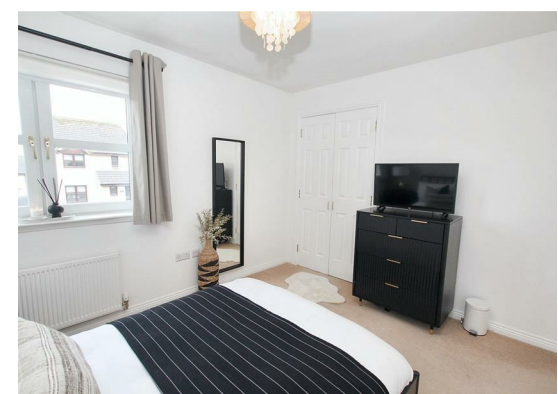
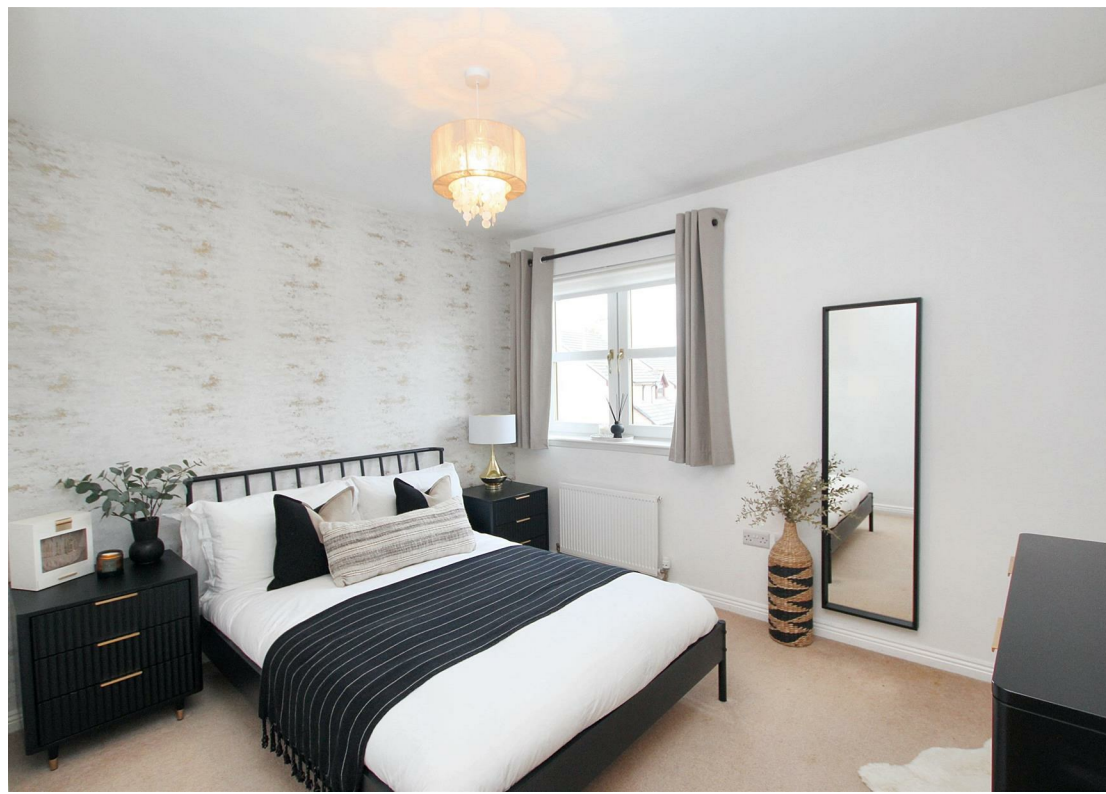
AB Properties



6A Castledyke Way  
, Carstairs, ML11 8TH

Offers over £119,995







Immaculately presented two-bedroom semi-detached villa situated within a prestigious development in the idyllic village of Carstairs.

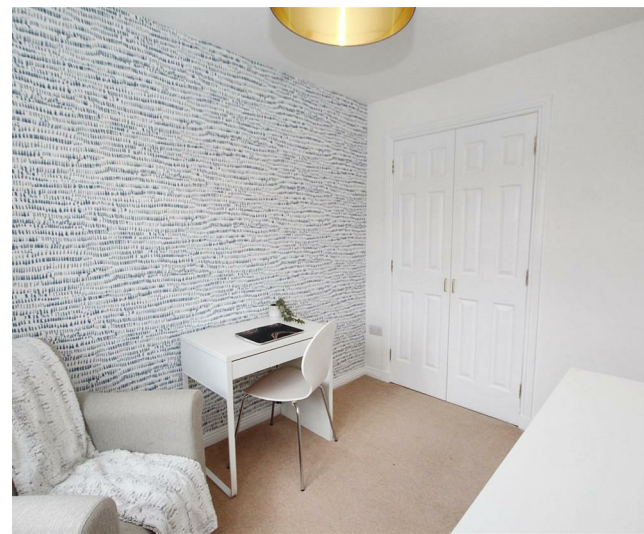
The property boasts generous accommodation arranged over two levels with the ground floor comprising of a welcoming entrance hallway, a convenient wc, a spacious lounge with storage cupboard, and a modern dining kitchen. The kitchen includes ample base and wall units, an integrated oven, hob, and extractor fan, and a cosy built-in dining bench.

Upstairs offers a spacious landing with storage cupboard, a stylish family bathroom with shower over bath, and two double bedrooms each with fitted storage.

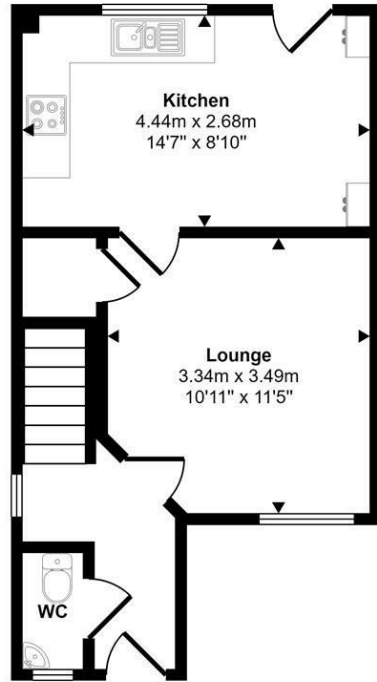
Additionally, the property benefits from wet electric heating, and double glazing.

Externally, to the front of the property, there is a tarmac driveway for two cars and to the rear is a private landscaped garden comprising of a modest lawn with pretty flower bed border, and an elevated decked patio.

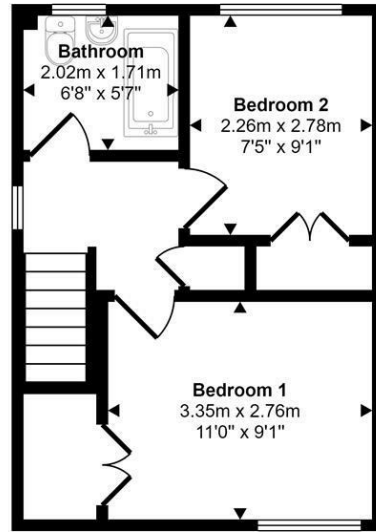
The property is situated within the idyllic village of Carstairs with local primary school and a selection of shops, including a health centre and pharmacy. Larger towns of Lanark and Biggar are only a few miles away. Edinburgh City Bypass, the M74 and Local train station are all only a short drive away, providing links East and West.



Approx Gross Internal Area  
60 sq m / 649 sq ft



Ground Floor  
Approx 32 sq m / 344 sq ft

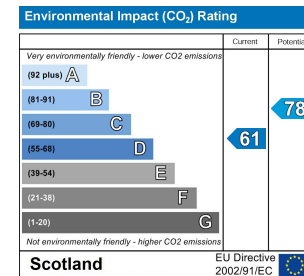
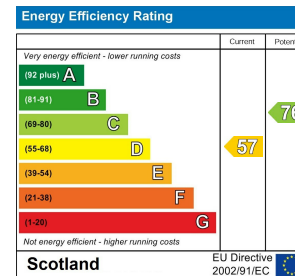


First Floor  
Approx 28 sq m / 305 sq ft

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.

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.

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