



AB Properties



75 Carnwath Road  
, Carlisle, ML8 4DP

Offers over £172,500







Deceptively generous, two-bedroom semi-detached bungalow situated within the town centre of Carluke.

This traditional, blonde sandstone cottage offers well-proportioned accommodation arranged over one level comprising of a welcoming entrance vestibule and hallway with large storage cupboard, a spacious lounge, and a traditional open-plan dining kitchen with a range of integrated appliances and a quirky elevated dining area. There is also a bright conservatory with patio doors to the rear garden, an immaculate four-piece family bathroom, and two sizeable bedrooms; the master bedroom includes fitted wardrobes.

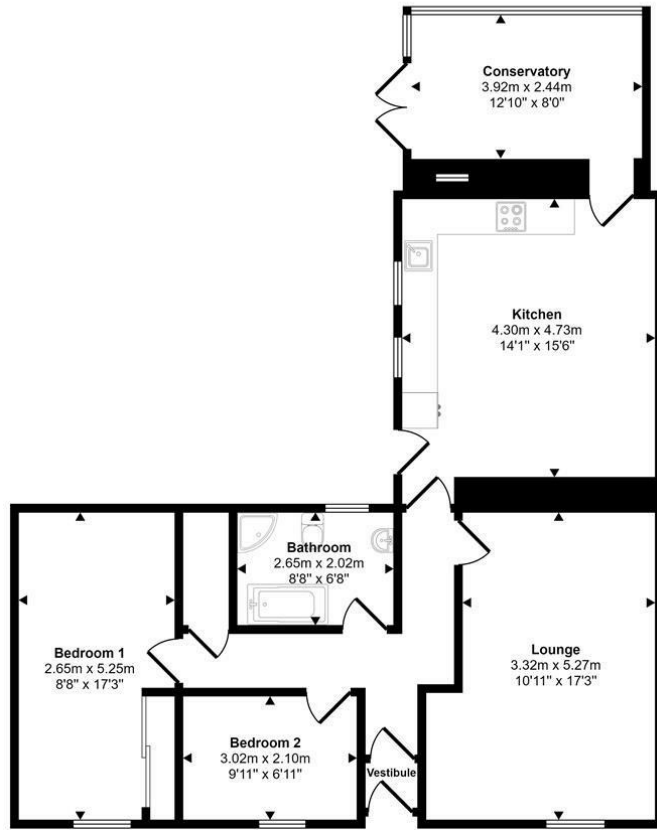
Additionally, the bungalow benefits from a huge floored attic, gas central heating, and double glazing.

Externally there is a generous split-level garden which has been beautifully landscaped to include an enclosed courtyard, a well-manicured lawn with vegetable patch, a lovely decked patio area, and a gated driveway. There is also ample on-street parking to the front of the property.

Carluke is a popular commuter town with excellent schools, a wide range of shopping and recreational facilities, parks, and walkways. For a wider range of facilities, Lanark and Hamilton town centres are a short drive away. The property sits only a short walk from Carluke Train Station where trains run regularly direct to Glasgow and Edinburgh. The nearby M74 and M8 give easy access to Glasgow and the West.



Approx Gross Internal Area  
92 sq m / 994 sq ft

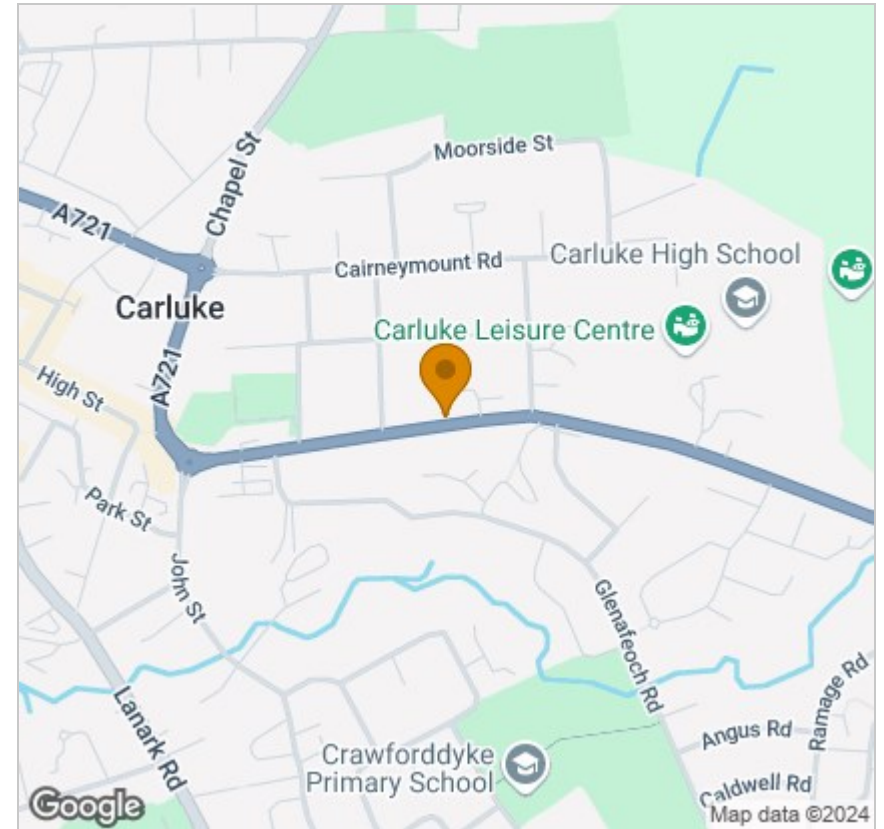


Floorplan

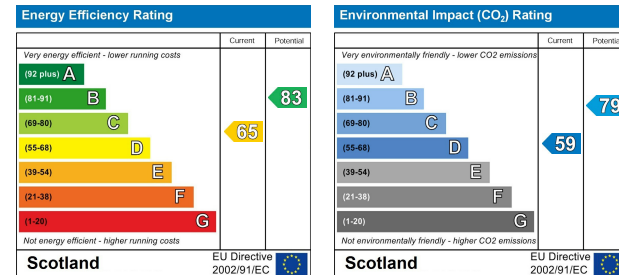
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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

## 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.



## Energy Efficiency Graph



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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