



AB Properties



95 Station Road
, Carlisle, ML8 5PS

Offers over £349,995



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****CLOSING DATE - WEDNESDAY 26TH FEBRUARY AT 12 NOON****

An impressive three bedroom traditional villa situated in one of Carluke's most sought-after addresses.

This stunning detached home seamlessly blends contemporary living with charming period features, including high ceilings with original coving, high skirtings, solid timber doors, and elegant open fireplaces.

The ground floor boasts a welcoming entrance vestibule and hallway, leading to a formal lounge with a striking wood-burning stove and a large window offering breathtaking countryside views. A second sitting room also enjoys stunning outlooks, while the formal dining room features a beautiful fireplace and patio doors opening to the rear garden. The stylish dining kitchen is complemented by a separate utility room, providing additional storage and space for appliances. A modern WC completes the ground floor.

A sweeping staircase from the hallway leads to a mezzanine level and upper landing. The mezzanine hosts a contemporary family bathroom, while the upper floor offers three generous bedrooms, each boasting charming combed ceilings. The principal bedroom benefits from fitted wardrobes, enhancing the home's practical yet stylish appeal.

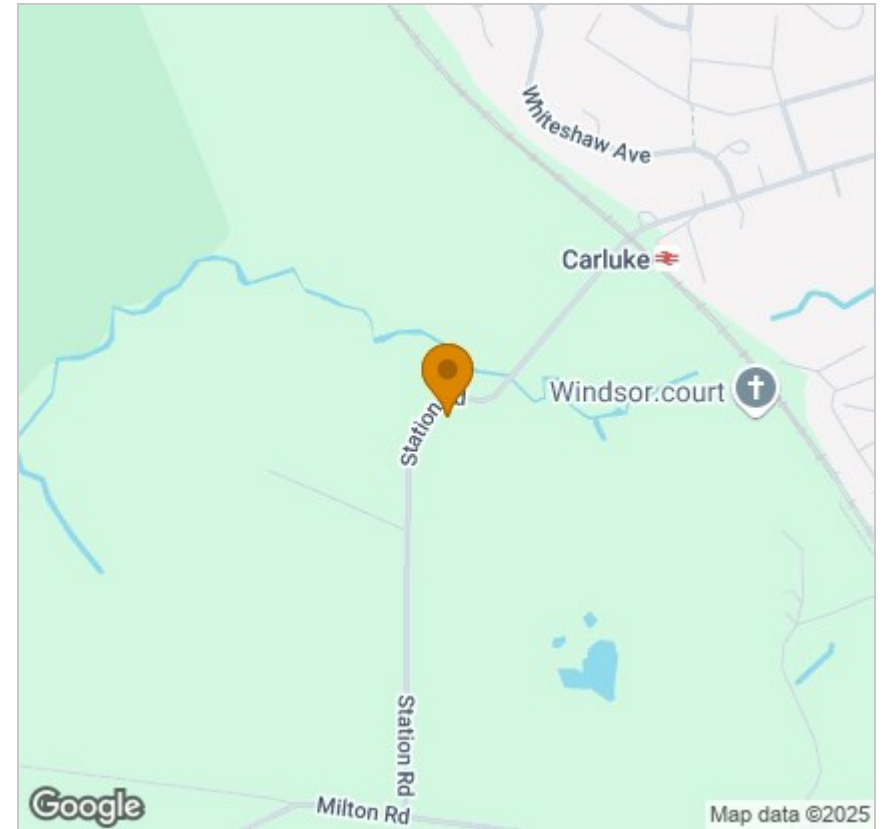
As expected in a home of this caliber, the property benefits from double glazed windows and gas central heating.

Externally, the landscaped front garden is beautifully finished with quartz pebbles and mature greenery. An extensive monobloc driveway sweeps to the side of the property, leading to a double garage. The impressive rear garden, spanning approximately a quarter of an acre, features a paved patio area, mature woodland backdrop, and is bordered by hedgerows and fencing for ultimate privacy.

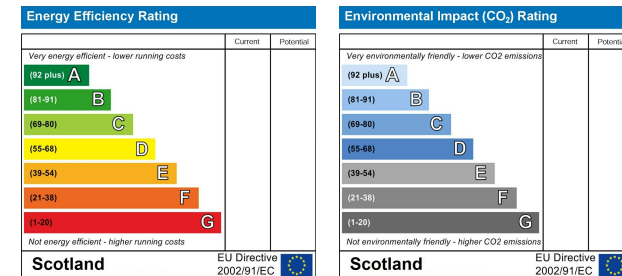




TOTAL: 1644 sq. ft, 153 m²
 FLOOR 1: 0 sq. ft, 0 m², FLOOR 2: 996 sq. ft, 93 m², FLOOR 3: 648 sq. ft, 60 m²
 EXCLUDED AREAS: GARAGE: 522 sq. ft, 48 m², FIREPLACE: 16 sq. ft, 2 m², LOW CEILING: 83 sq. ft, 8 m²,
 ATTIC: 7 sq. ft, 1 m²



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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