



AB Properties



117 Carnwath Road

, Carluke, ML8 4DP

Offers invited £159,000











Deceptively generous three bedroom semi-detached bungalow situated within a central and sought after area in the popular town of Carluke.

The bungalow boasts well proportioned accommodation arranged over one level comprising of a welcoming entrance vestibule and L-Shaped hallway, a spacious lounge, a contemporary fitted kitchen, and a bright conservatory. Further accommodation includes a modern shower room, and three double bedrooms with fitted wardrobes.

Additionally the bungalow benefits from a floored and lined attic, gas central heating, double glazing, solar panels, and ample storage facilities.

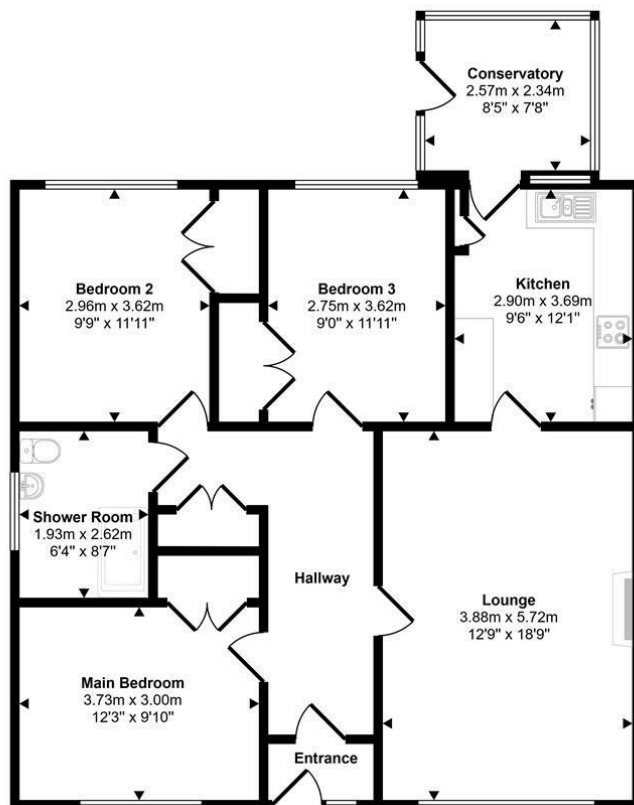
Externally there is an extensive U-Shaped driveway to the front of the property and another driveway to the side leading to a single garage with an electric door. The private rear garden is primarily monoblocked with a decorative chipped area which features an apple, pear and plum tree.

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  
98 sq m / 1054 sq ft

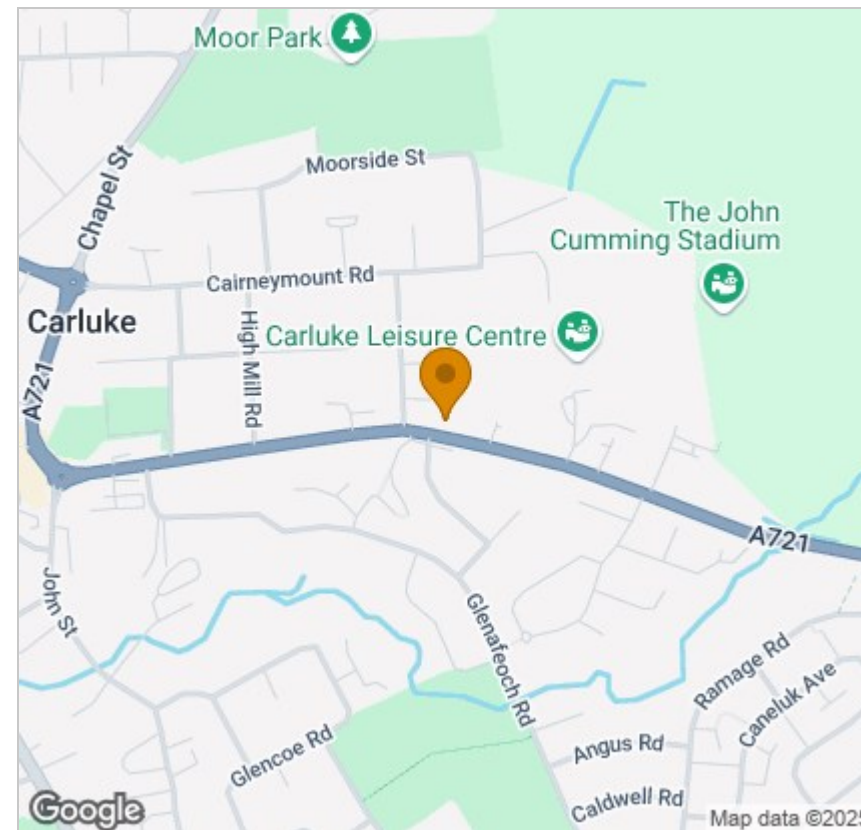


Floorplan

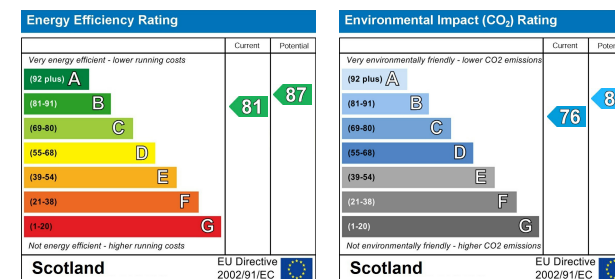
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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