



















An impressive four-bedroom detached villa, ideally positioned within a prestigious development in the ever-popular town of Carluke.

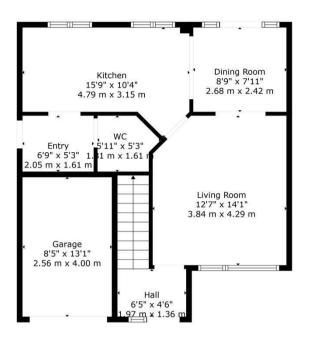
Recently fully renovated throughout, this beautifully presented home offers spacious and flexible accommodation arranged over two levels, making it the perfect family home. The ground floor comprises of a welcoming entrance hallway, a bright and spacious lounge which leads through to the heart of the home — a stunning dining kitchen. The kitchen is designed with both style and functionality in mind, featuring a range of modern appliances including a mid-height oven, gas hob, and extractor hood. The open-plan layout incorporates a spacious dining area with French doors opening onto the rear garden, creating the ideal space for family living and entertaining. A separate utility room provides additional space for appliances and access to a convenient WC.

Upstairs, a generous landing with storage gives access to four double bedrooms, three of which benefit from built-in wardrobes. The master bedroom boasts a contemporary en-suite shower room, while a stylish four-piece family bathroom with a shower over the bath completes the upper level.

Further features include gas central heating, double glazing, and a recently installed boiler.

Externally, the front of the property features a neat lawn and a monoblock driveway leading to a single garage. The south-facing rear garden has been thoughtfully landscaped, offering a large decked patio, paved seating area, and low-maintenance artificial lawn — perfect for relaxing and enjoying the sunshine.

Carluke is a vibrant commuter town with excellent schools, a wide variety of shops, parks, and recreational facilities. Lanark and Hamilton town centres are nearby for additional amenities. The property is within easy walking distance of Carluke Train Station, offering regular direct services to Glasgow and Edinburgh.





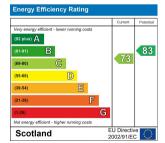
Floor 1 Floor 2

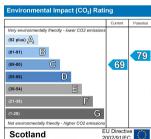
TOTAL: 1139 sq. ft, 106 m2 FLOOR 1: 508 sq. ft, 47 m2, FLOOR 2: 631 sq. ft, 59 m2 EXCLUDED AREAS: GARAGE: 110 sq. ft, 10 m2



## Carluke - Samson Cresc - Play park Ken Hawthorne Wilson Dr Playground Coople Map data @2025

## **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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