



AB Properties



20 Cooper Avenue  
, Carlisle, ML8 5US

Offers over £225,000



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Immaculately presented three-bedroom detached villa situated within a prestigious development of similar style properties in Carluke.

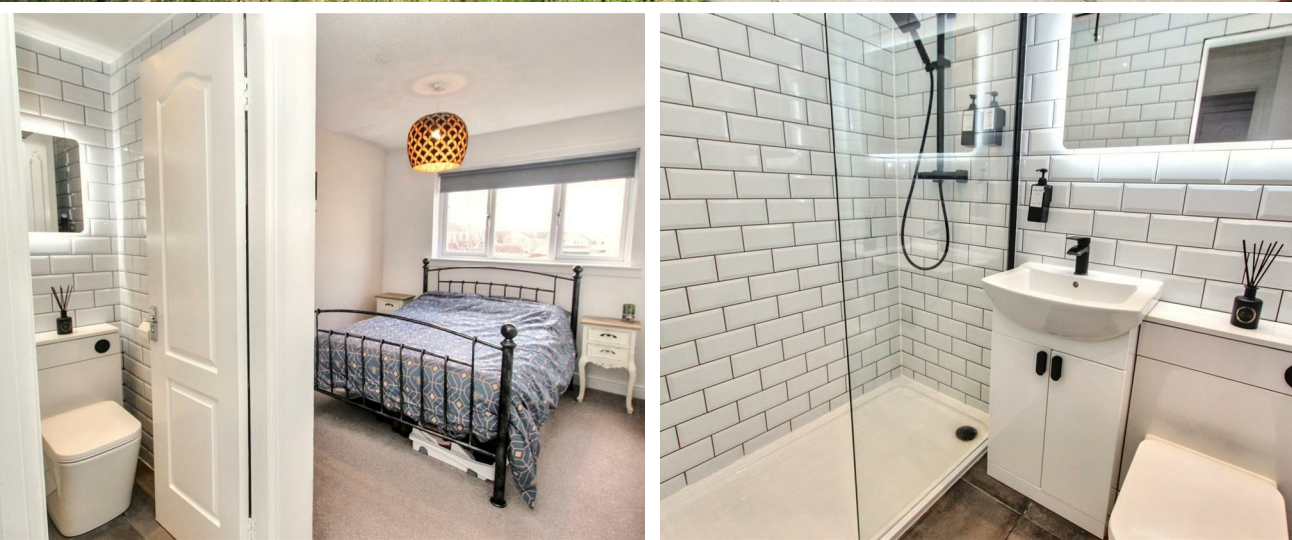
The property boasts generous accommodation arranged over two levels with the ground floor comprising of a welcoming entrance vestibule, a convenient wc, and a spacious lounge opening into a formal dining room with storage cupboard. Both lounge and dining room boast beautiful feature bay windows. There is also a modern kitchen with cream high-gloss units, contrasting surfaces, and a range of integrated appliances including a gas hob, electric oven, chrome extractor fan and dishwasher. The kitchen gives access to a hallway and convenient utility room which was formed as part of a garage conversion, and in turn gives access to the rear garden.

Upstairs offers a family bathroom with jacuzzi bath, a master bedroom with fitted wardrobes and stylish en-suite shower room, and a further two sizeable bedrooms; one of these bedrooms includes a storage cupboard.

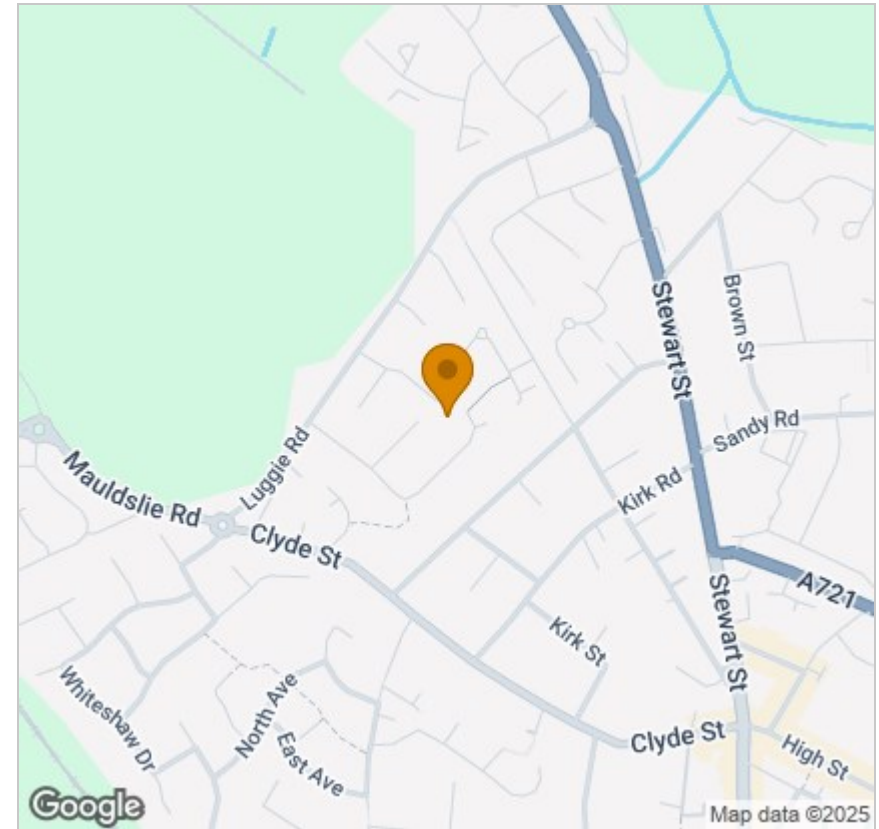
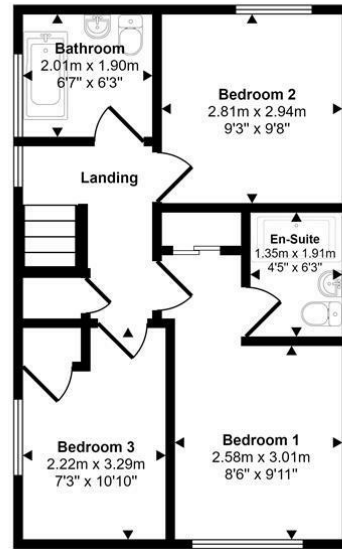
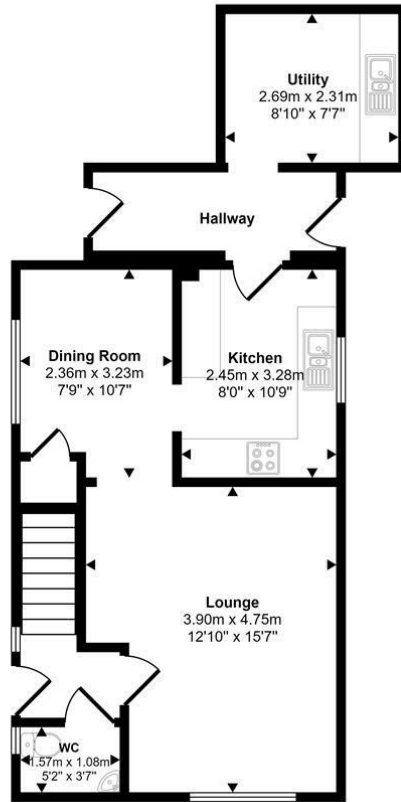
Additionally, the property benefits from gas central heating, double glazing, a floored attic and a full alarm system.

Externally, to the front of the property, is a lawned garden and tarmac driveway for three cars. The private rear garden comprises of a sizeable lawn, a lovely paved patio and a 'secret' garden with a second patio and timber outhouse with power source.

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  
93 sq m / 1003 sq ft



Ground Floor  
Approx 53 sq m / 567 sq ft

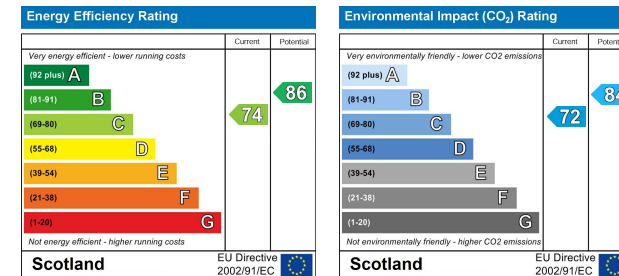
First Floor  
Approx 41 sq m / 436 sq ft

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.

## 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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