



AB Properties

9 Parkandarroch Crescent  
, Carlisle, ML8 4DT

Offers over £104,995











Situated in a popular residential area, this charming two-bedroom end of terrace property is ideal for first-time buyers, families, or investors.

The accommodation is set over two levels, with the ground floor offering a bright lounge and a spacious kitchen complete with an integrated oven, hob, and a large storage cupboard. Upstairs, you'll find two generously sized bedrooms, with fitted wardrobes in the primary bedroom, and a modern bathroom featuring a shower over the bath.

Further benefits include gas central heating and double glazed windows are installed throughout.

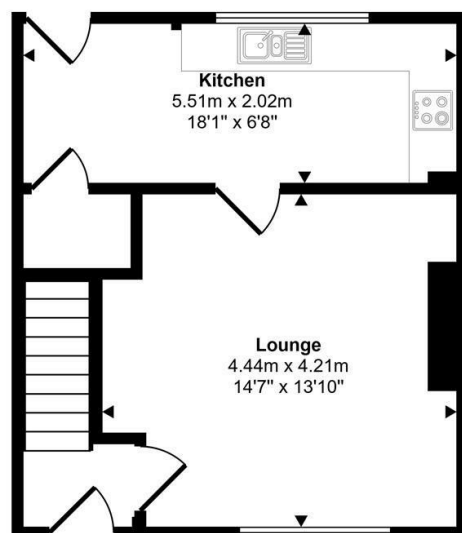
Externally, the property occupies a desirable corner plot with beautifully maintained garden grounds. Additional benefits include a garage, shed, and a private driveway providing off-street parking.

The property is conveniently located close to Carlisle town centre, offering access to local shops, schools, and amenities such as Tesco, Aldi, and an 18-hole golf course. With excellent transport links via the M74 and M8, it's perfect for commuters traveling to Glasgow or Edinburgh.

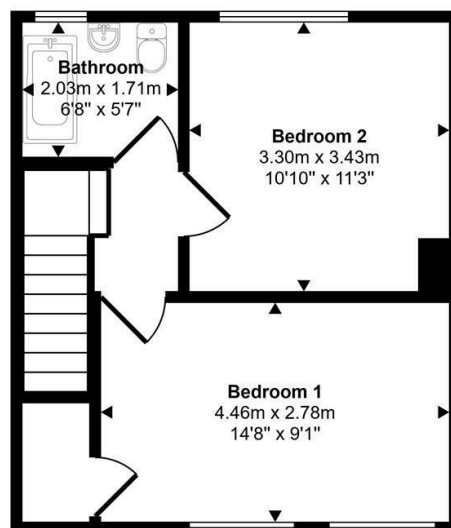




Approx Gross Internal Area  
70 sq m / 753 sq ft

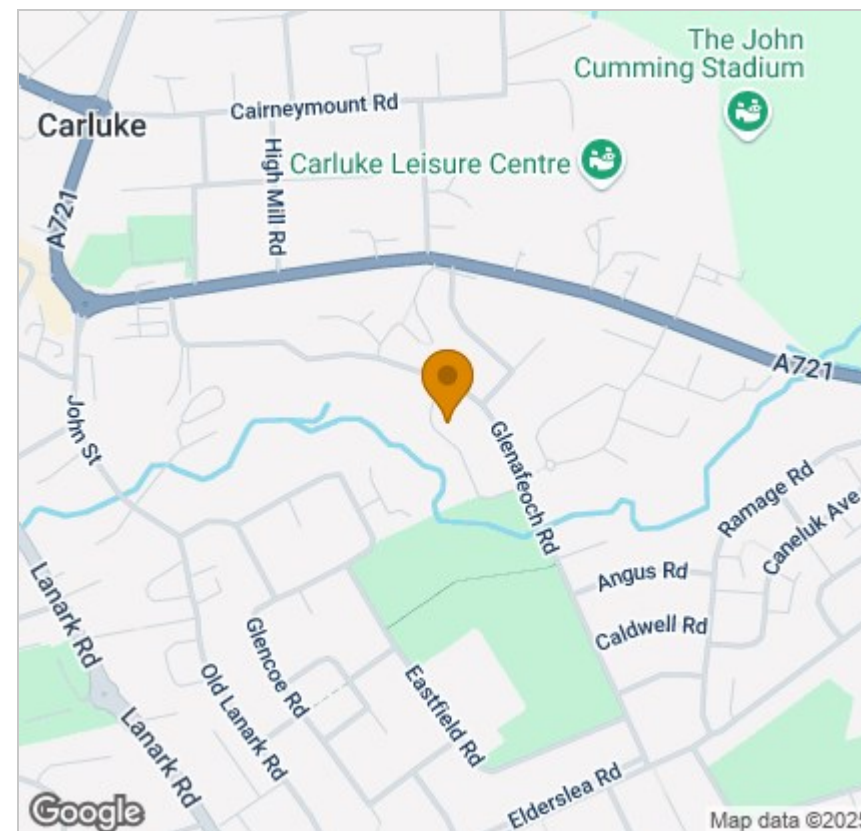


Ground Floor  
Approx 35 sq m / 379 sq ft

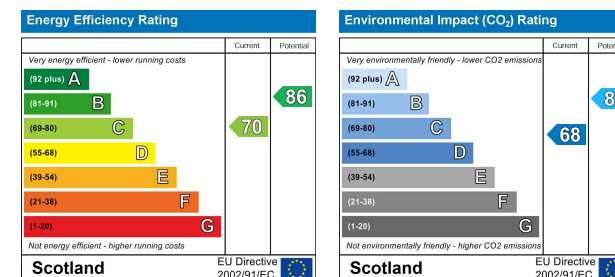


First Floor  
Approx 35 sq m / 374 sq ft

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.



## 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.

19 Bannatyne Street, Lanark, Lanarkshire, ML11 7JR  
Tel: 01555 660077 Email: admin@ab-properties.co.uk ab-properties.co.uk