



AB Properties



10 Kirk Street  
, Carlisle, ML8 5BW

Offers over £424,995



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This immediately impressive detached sandstone villa is situated on an extensive plot within a central, desirable area in the popular town of Carluke.

As expected with a traditional property of this calibre, the stunning original features have been retained; high skirtings, authentic doors, ornate coving and original fireplaces.

The property itself boasts generous and flexible accommodation arranged over two levels with the ground floor comprising of a welcoming entrance vestibule and hallway, an open-plan lounge and dining area, a second sitting room and a downstairs double bedroom. There is also a convenient bathroom and an extended kitchen with huge sliding patio doors to the rear decking and garden.

Upstairs offers a spacious landing, an impressive four piece bathroom with freestanding bath and double walk-in shower, and a further three double bedrooms.

Additionally the property benefits from double glazing, gas central heating and ample storage cupboards.

Externally the property sits on an envious plot with generous garden grounds. The well manicured gardens are primarily laid to lawn and are adorned with colourful flowers, plants and mature trees allowing additional privacy. There is a large decked patio and an adorable stream which runs through the centre of the rear garden.

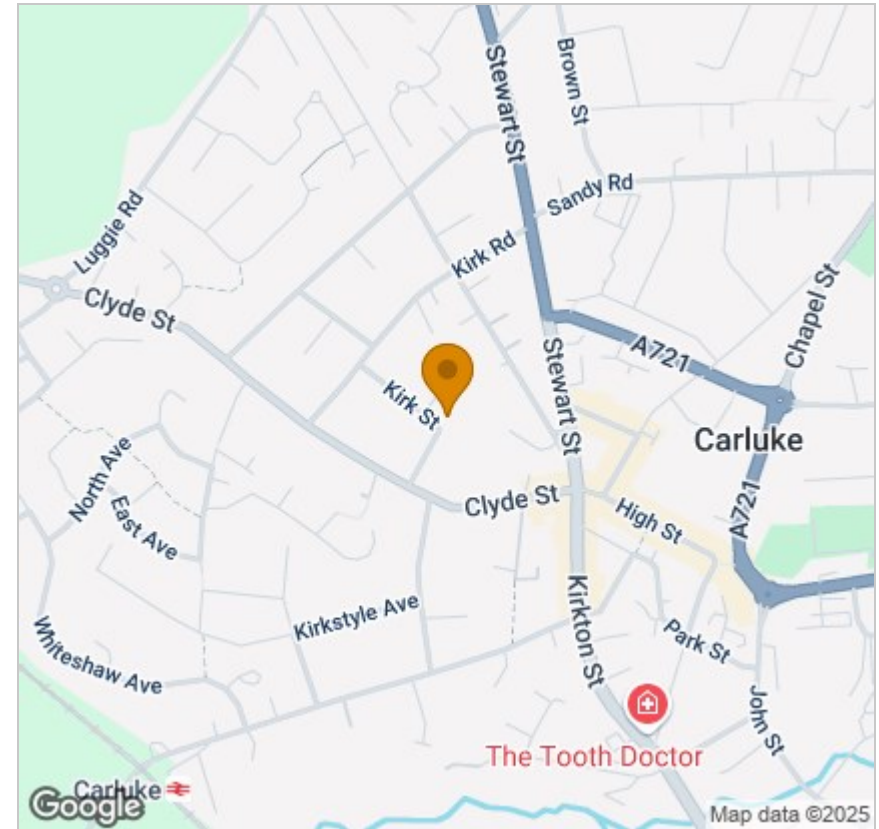
Off-street parking is provided by a chipped driveway and carport which is also attached to a convenient workshop.

Carluke is a popular commuter town with excellent schools, shopping and recreational facilities, parks, and walkways. 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 access to Glasgow and The West.

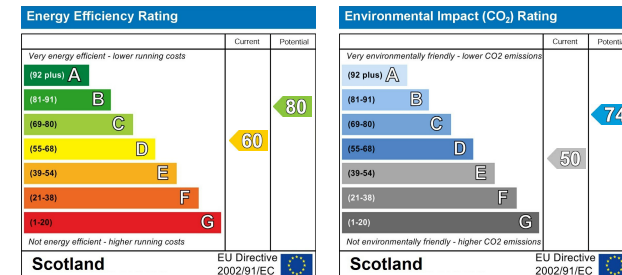




**TOTAL: 1810 sq. ft, 168 m2**  
 FLOOR 1: 1240 sq. ft, 115 m2, FLOOR 2: 570 sq. ft, 53 m2



## 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.

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