



AB Properties



4 General Roy Way  
, Carlisle, ML8 4LP

Offers over £265,000











Immaculately presented four bedroom detached villa situated within a sought after development on the outskirts of Carluke.

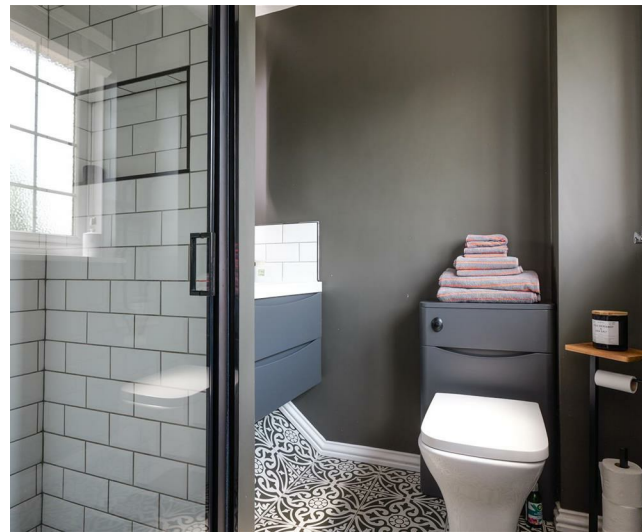
The property boasts generous accommodation arranged over two levels with the ground floor comprising of a welcoming entrance hallway, a convenient wc, a spacious lounge with lovely feature media wall, a utility room which was formed from a partial garage conversion, and a fabulous open plan kitchen and dining area.

Upstairs offers a contemporary family bathroom, four sizeable bedrooms and a master en-suite shower room. The three largest bedrooms include fitted wardrobes/storage.

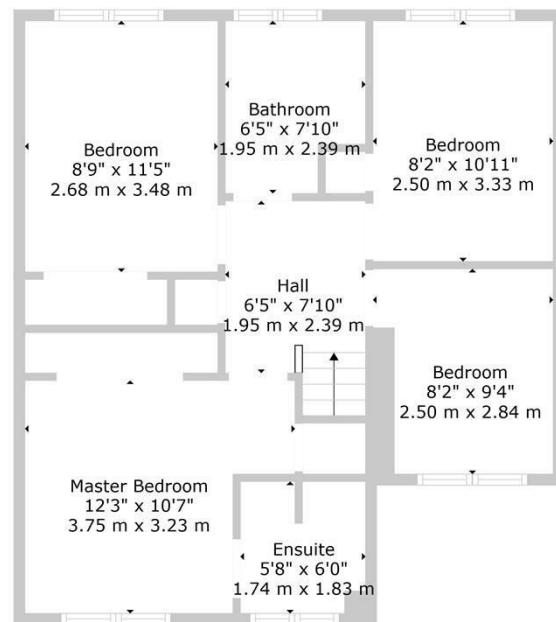
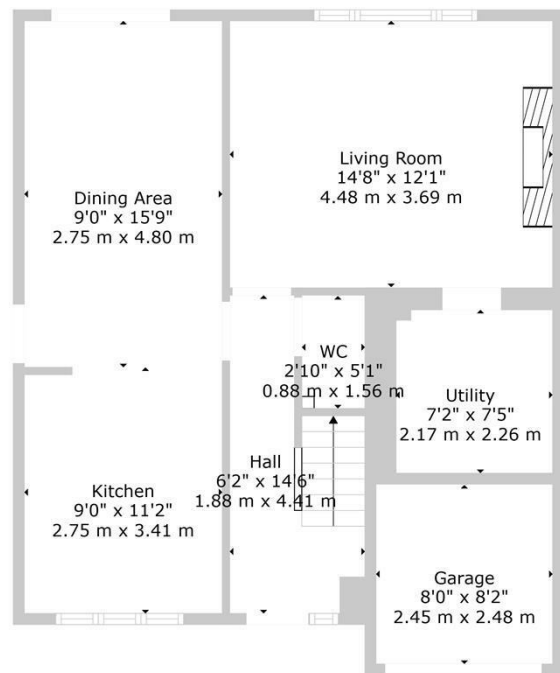
Additionally the property benefits from gas central heating, double glazing and ample storage.

Externally, to the front of the property, is an extensive monoblocked driveway. The rear garden has been beautifully landscaped to include an artificial lawn and two large decked patio areas. The rear garden enjoys a beautiful backdrop of mature trees ensuring complete privacy.

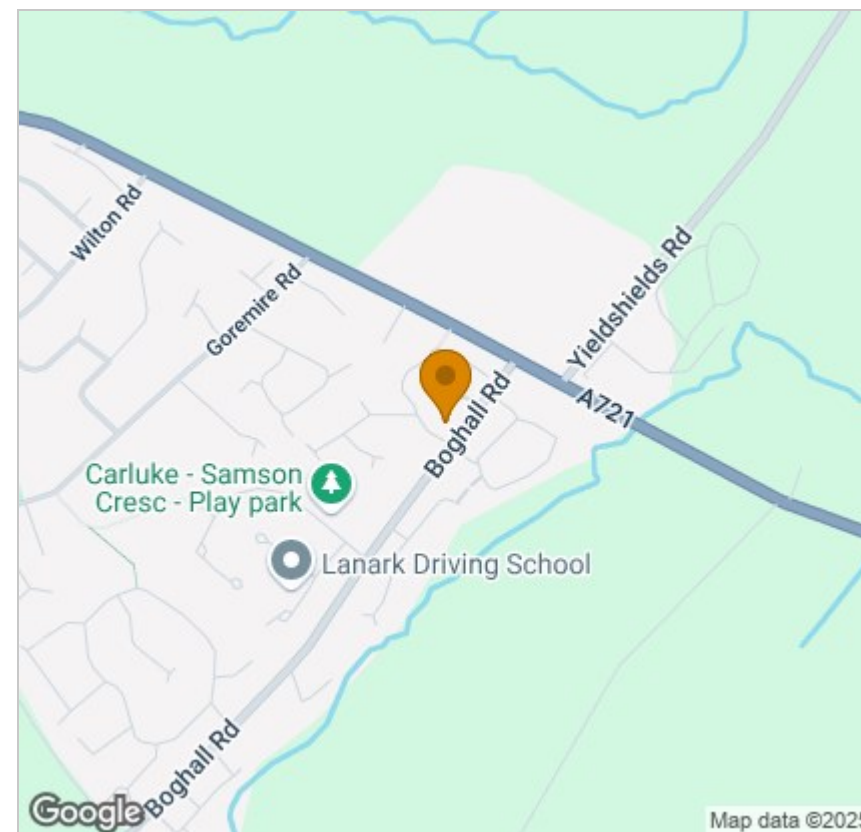
Carluke is a popular commuter town with excellent schools, a wide range of shopping and recreational facilities, parks, and walkways. For a wider range of facilities, Lanark and Hamilton town centres are a short drive away. The property sits only a short walk from Carluke Train Station where trains run regularly direct to Glasgow and Edinburgh. The nearby M74 and M8 give easy access to Glasgow and the West.



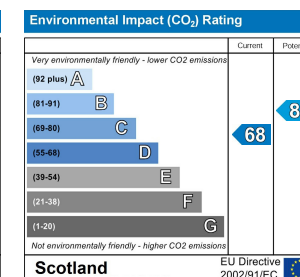
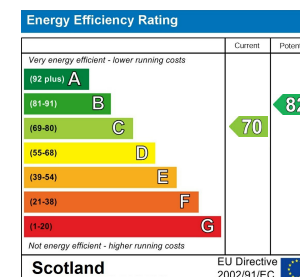




**TOTAL: 1186 sq. ft, 110 m2**  
FLOOR 1: 593 sq. ft, 55 m2, FLOOR 2: 593 sq. ft, 55 m2  
EXCLUDED AREAS: GARAGE: 66 sq. ft, 6 m2  
WALLS: 113 sq. ft, 11 m2



### 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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