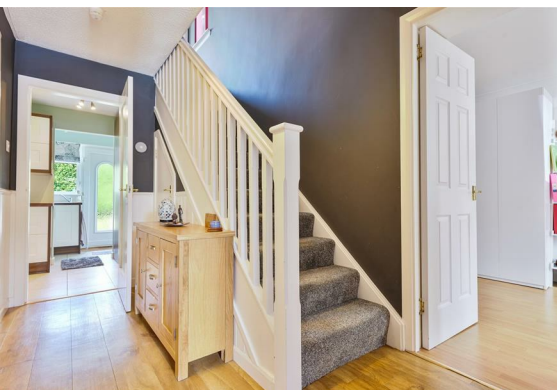




18 Blenheim Court
Carlisle, ML8 4RB

Offers over £245,000





Situated within Blenheim Court, a sought-after cul-de-sac in Carluke, is this beautifully presented four-bedroom detached property, offering spacious and flexible accommodation ideal for modern family living.

Set over two levels, the ground floor comprises a welcoming entrance hallway with a large storage cupboard, a convenient WC, and a bright and spacious lounge with French doors leading into a formal dining area. The modern kitchen offers a good range of wall and base units and leads to a separate utility room, which provides further space for appliances and direct access to the rear garden. The ground floor is completed by a garage conversion, currently utilised as a home office but offering versatility as a fourth bedroom.

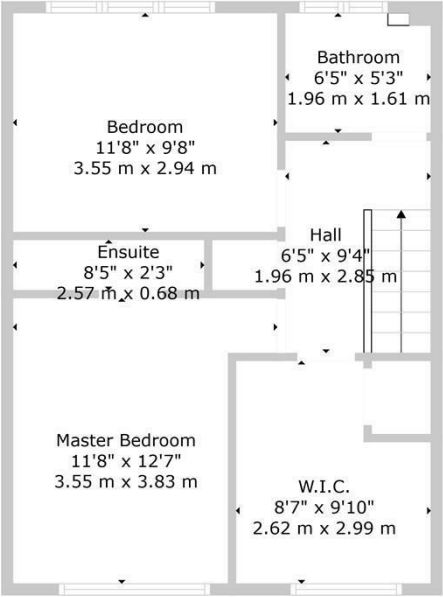
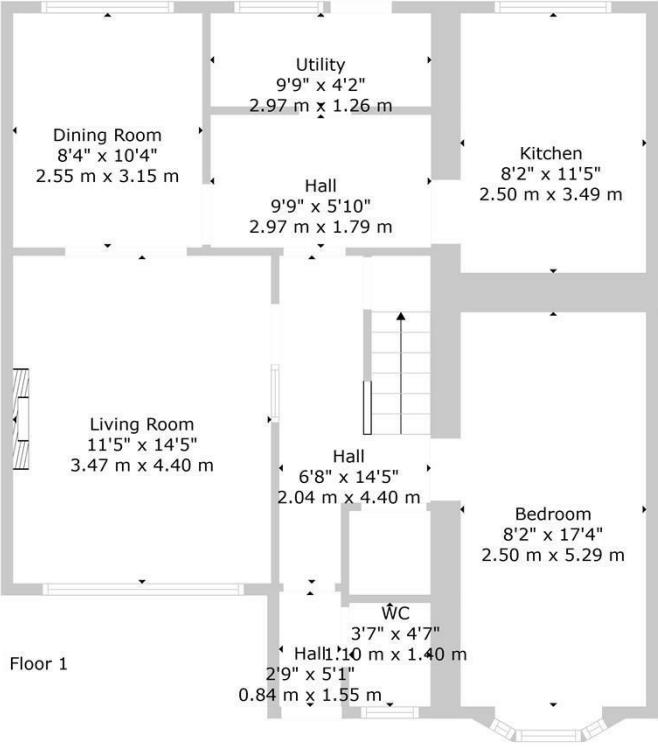
On the upper level, the accommodation comprises a bright landing with a storage cupboard, a stylish family bathroom, and three generously sized bedrooms. The master bedroom benefits from an en-suite shower room.

The property is heated via gas central heating and double glazed windows are installed throughout.

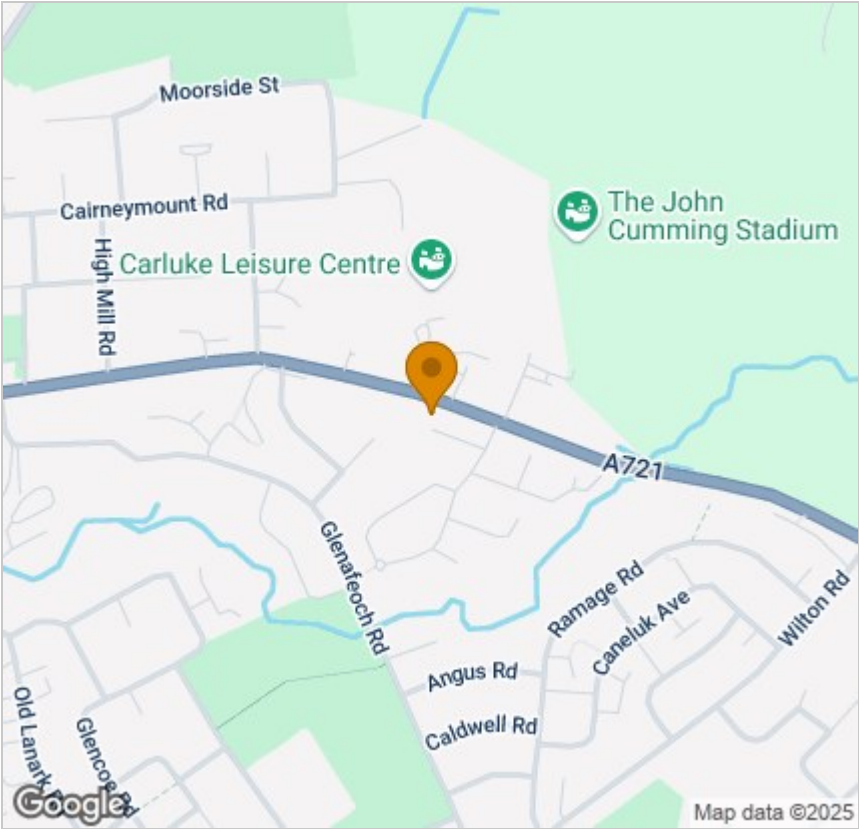
Externally, to the front of the property there is a paved driveway providing ample off-street parking. The enclosed rear garden has been beautifully landscaped and is primarily laid to lawn with a paved patio area, four timber sheds offering excellent outdoor storage, and a greenhouse.

The home is ideally situated for commuters, with Carluke Train Station just a short walk away, providing regular direct services to Edinburgh and Glasgow. Edinburgh City Bypass is approximately a 30-minute drive, offering access to East Central Scotland, while the M74 is around 15 minutes away, providing routes to Glasgow and the West.





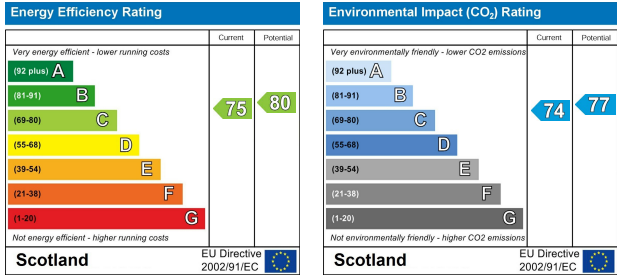
TOTAL: 1249 sq. ft, 116 m2
FLOOR 1: 787 sq. ft, 73 m2, FLOOR 2: 462 sq. ft, 43 m2
EXCLUDED AREAS: BAY WINDOW: 5 sq. ft, 0 m2
WALLS: 104 sq. ft, 10 m2



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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