















AB Properties are delighted to present this generous four bedroom detached villa situated within a desirable area in the popular commuter town of Carluke.

The ground floor accommodation comprises of a welcoming entrance hallway, a convenient cloakroom/ wc, an open-plan lounge and dining area with sliding glass doors to a contemporary kitchen, and a downstairs bedroom or play room.

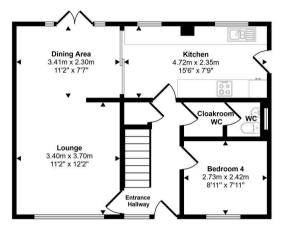
Upstairs offers a spacious landing, a modern bathroom with shower over bath, two double bedrooms with fitted wardrobes, and a single bedroom.

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

Externally there is an extensive resin driveway to the front of the property which leads to a large garage. The private rear garden comprised of a well manicured lawn with a lovely resin patio surround.

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

Approx Gross Internal Area 95 sq m / 1025 sq ft



Bedroom 3
4.25m x 2.04m
13'11" x 6'8"

Landing

Main Bedroom
3.44m x 2.93m
11'3" x 9'7"

Bedroom 2
3.00m x 3.20m
9'10" x 10'6"

Ground Floor Approx 51 sq m / 549 sq ft

Denotes head height below 1.5m

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. Loons of Items such as bathroom sultes are representations only and may not look like the real items. Made with Made Snappy 360.

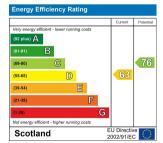
First Floor Approx 44 sq m / 476 sq ft

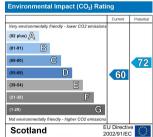
Viewing

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





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