



AB Properties



59 Cullen Crescent
, Carluke, ML8 4SH

Offers over £208,000







Located within a highly sought-after, family-friendly street, this impressive three bedroom semi-detached property has been finished to an exceptional standard throughout and offers a perfect blend of comfort, style, and modern living.

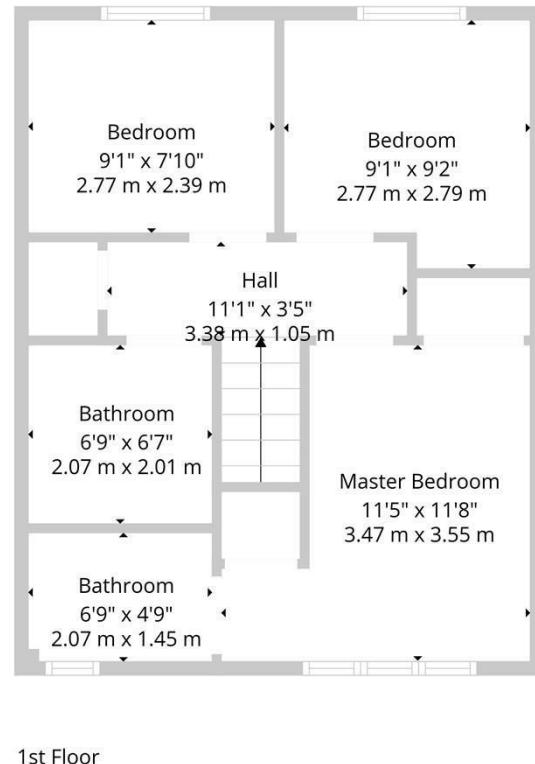
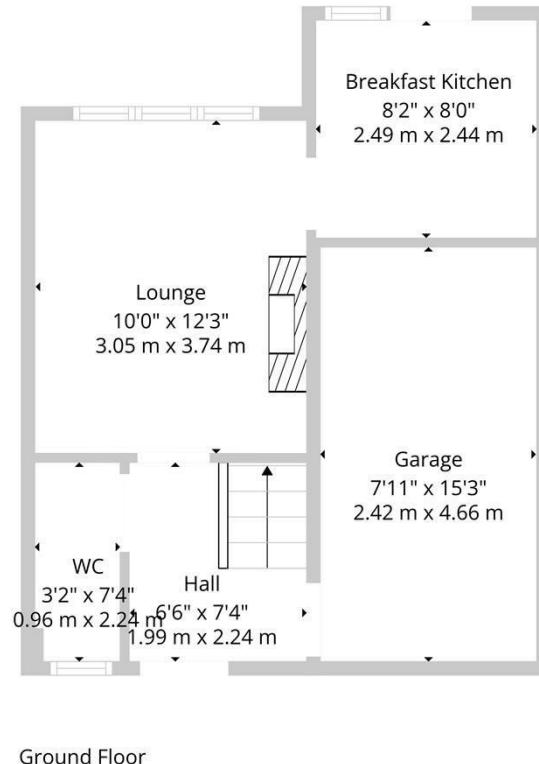
The accommodation begins with a welcoming entrance hallway leading to a convenient downstairs WC. The bright and spacious lounge is a true standout feature — beautifully decorated, filled with natural light, and centred around a charming electric log-burning stove, creating a warm and inviting atmosphere.

To the rear, the stylish breakfasting kitchen has been finished with modern units and fitted with high-quality integrated appliances, including a gas hob, electric double oven, integrated washing machine, dishwasher and fridge freezer.

Upstairs, the property offers three well-proportioned bedrooms, including a lovely master with en-suite and built-in wardrobes. Each room is tastefully finished and provides ample space for bedroom furniture. The fresh and modern family bathroom completes the accommodation.

Externally, the home continues to impress. The beautifully landscaped rear garden features a stylish pergola, creating a charming outdoor seating or dining area — perfect for relaxing. The garden is fully enclosed and low-maintenance with a gorgeous patio area and astro-turf lawn.

Further benefits include gas central heating, double glazing, and an integral garage. A mono-blocked driveway provides convenient off-street parking.

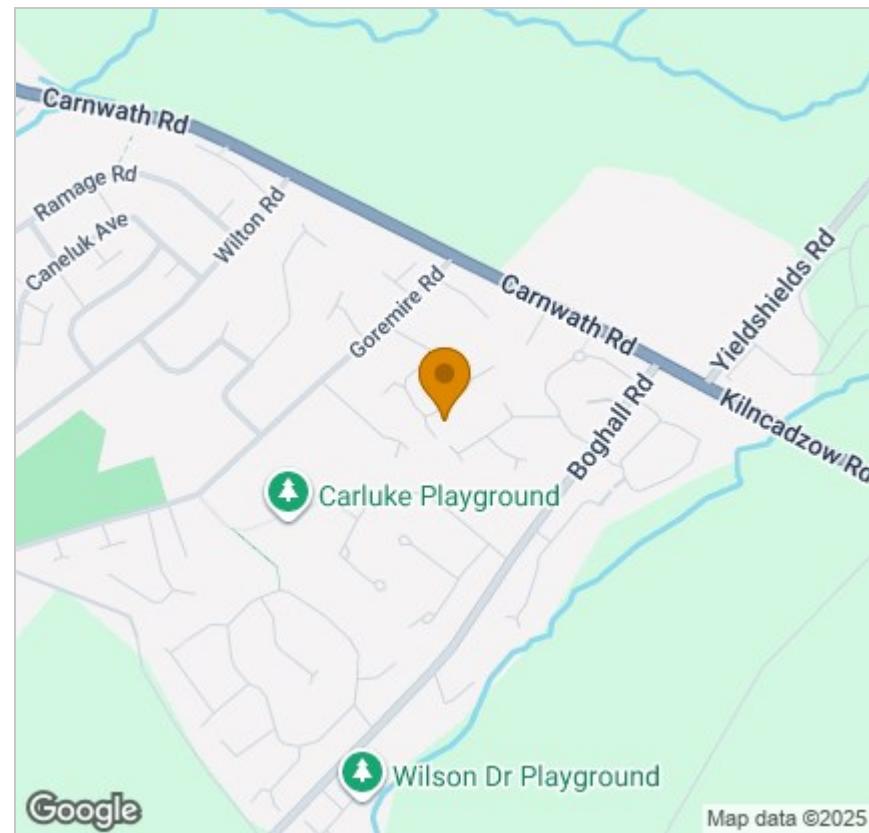


TOTAL: 716 sq. ft, 67 m²
 Ground floor: 278 sq. ft, 26 m², 1st floor: 438 sq. ft, 41 m²
 EXCLUDED AREAS: GARAGE: 122 sq. ft, 11 m², WALLS: 62 sq. ft, 6 m²

Illustration For Identification Purposes Only - Measurements Are Approximate

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A	89	89
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Scotland	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A	87	87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
Scotland	EU Directive 2002/91/EC	

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.