



AB Properties

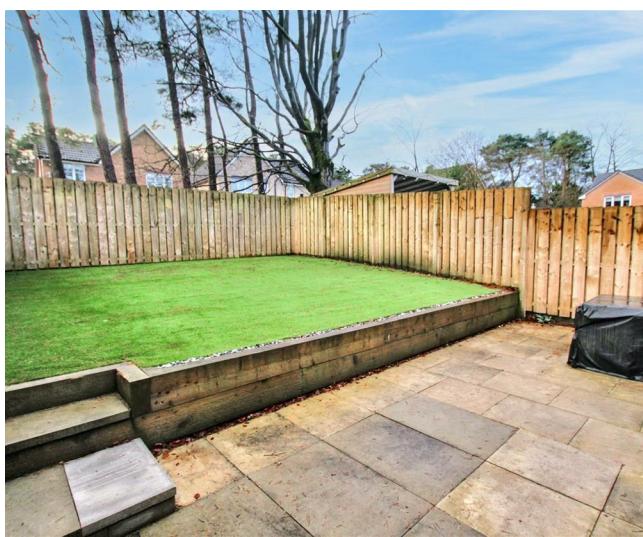


57 Cullen Crescent
, Carluke, ML8 4SH

Offers over £207,500







This attractive three-bedroom semi-detached villa is set within a popular and modern residential development in Carluke, offering well-proportioned accommodation ideally suited to contemporary family living.

The ground floor comprises a welcoming entrance hallway with a convenient WC, leading through to a spacious lounge which benefits from a useful storage cupboard. To the rear, an attractive kitchen provides ample workspace and storage, along with space for dining, creating a sociable and practical hub for everyday living and entertaining.

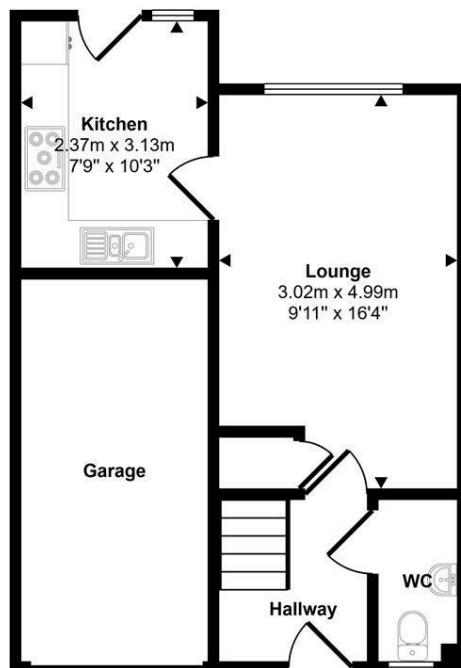
Upstairs, the property offers three bedrooms, with the master bedroom benefiting from an ensuite shower room and built-in storage. A second bedroom also features additional storage, while a well-appointed family bathroom completes the upper level.

Having been built within the last few years, the home is finished throughout in modern styling and neutral tones, offering a turnkey finish that will appeal to a wide range of buyers.

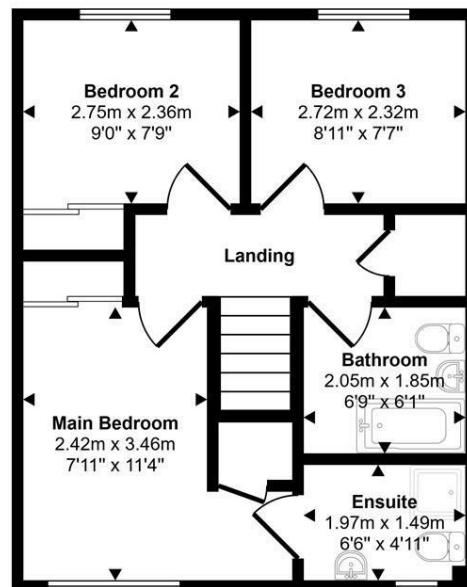
Externally, there are well-proportioned, fully enclosed rear gardens, laid to lawn with a paved patio area - ideal for outdoor dining or family use. To the front, a private driveway leads to an integral garage, offering excellent storage or potential for conversion, subject to the necessary consents. The property sits within a lovely, well-established neighbourhood, popular with families and professionals alike.

Carluke is a highly regarded market town offering a wide range of local amenities, including shops, cafés, schools, sports and leisure facilities. The town also benefits from a train station with direct links to Glasgow and Edinburgh, as well as excellent road connections to the wider Central Belt, making it an ideal location for commuters.

Approx Gross Internal Area
83 sq m / 893 sq ft



Ground Floor
Approx 42 sq m / 457 sq ft

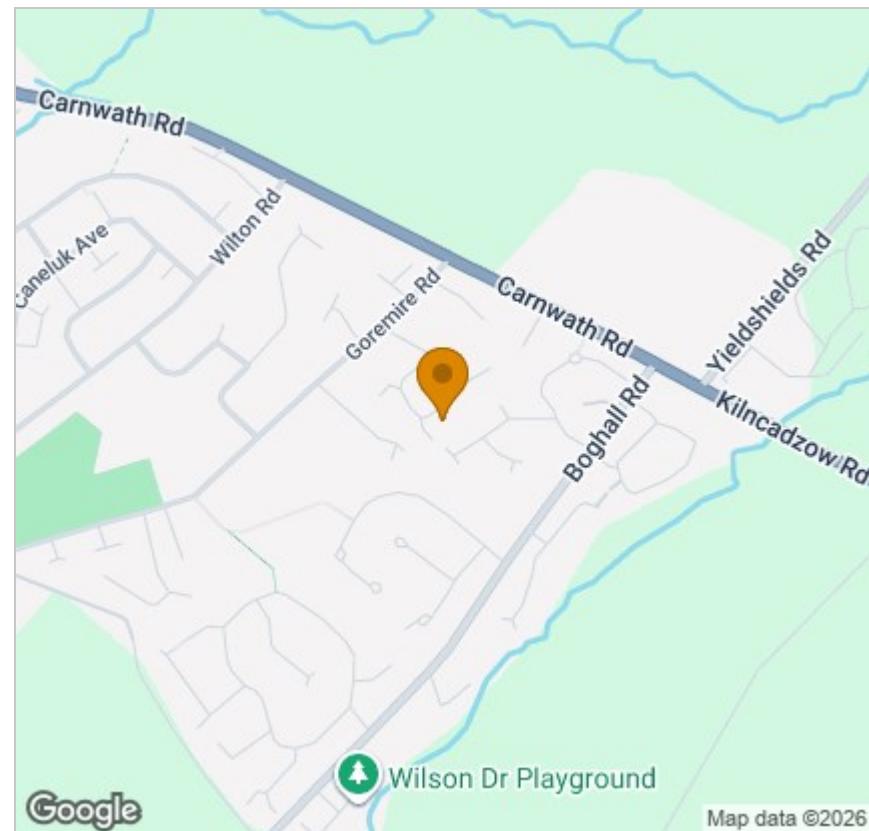


First Floor
Approx 40 sq m / 435 sq ft

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

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		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

Scotland EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			

Scotland EU Directive 2002/91/EC

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