



AB Properties



31 Honeybank Crescent
, Carluke, ML8 4BT

Offers over £99,995







CLOSING DATE - MONDAY 26TH JANUARY AT 12 NOON

Situated within a popular residential area of Carlisle, this spacious three-bedroom end-terrace property offers generous and well-proportioned accommodation over two levels.

The ground floor comprises a welcoming entrance hallway with useful storage cupboard, a convenient WC, a bright and spacious lounge, and a modern dining kitchen. The kitchen is fitted with an electric oven, ceramic hob and extractor hood, with patio doors providing direct access to the rear garden.

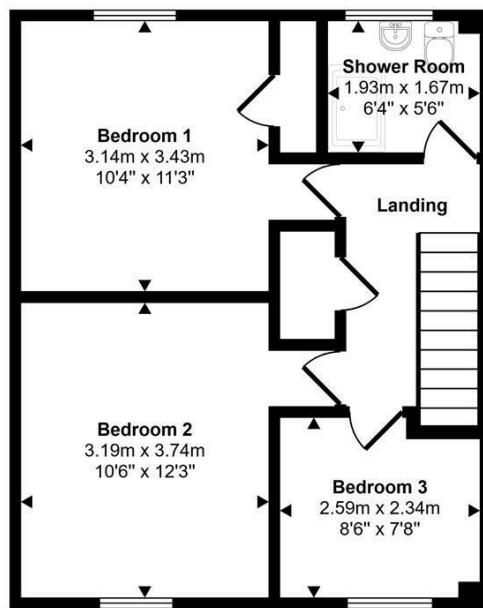
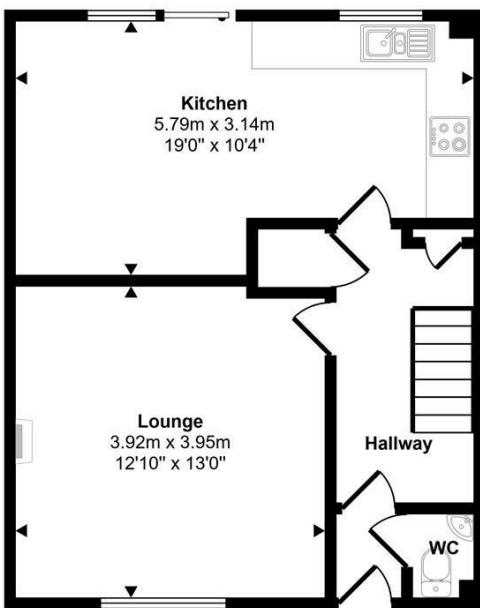
On the upper level, there is a landing with a large storage cupboard, a wet room, and three generously sized bedrooms. Bedroom one further benefits from fitted wardrobes.

The property is heated by electric heating, with double-glazed windows installed throughout.

Externally, the front garden is neatly laid with decorative chips, while the rear garden is designed for low maintenance, featuring a paved patio, chipped drying area, and a shed providing additional storage.



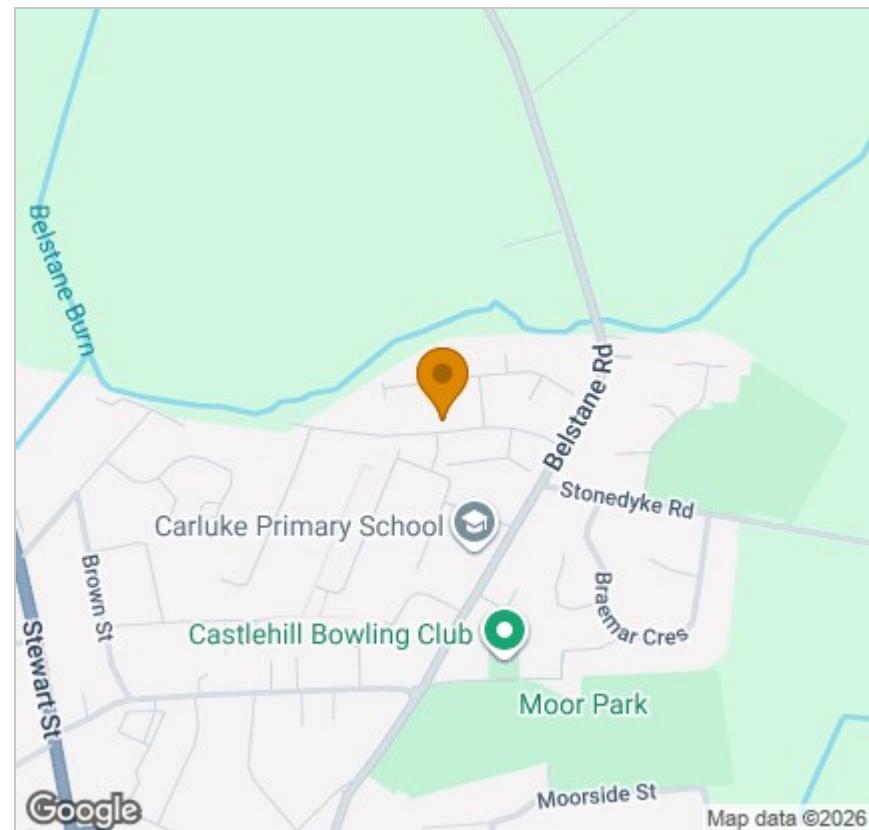
Approx Gross Internal Area
85 sq m / 920 sq ft



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		

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.