



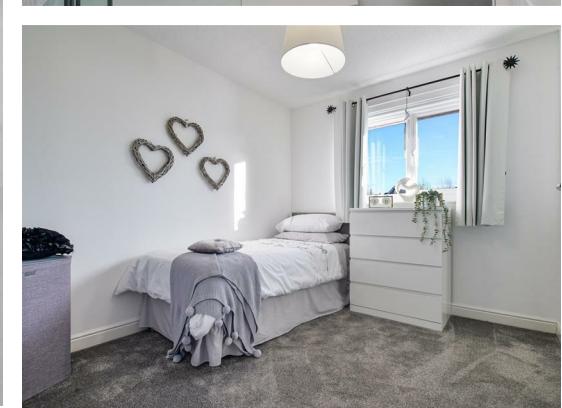
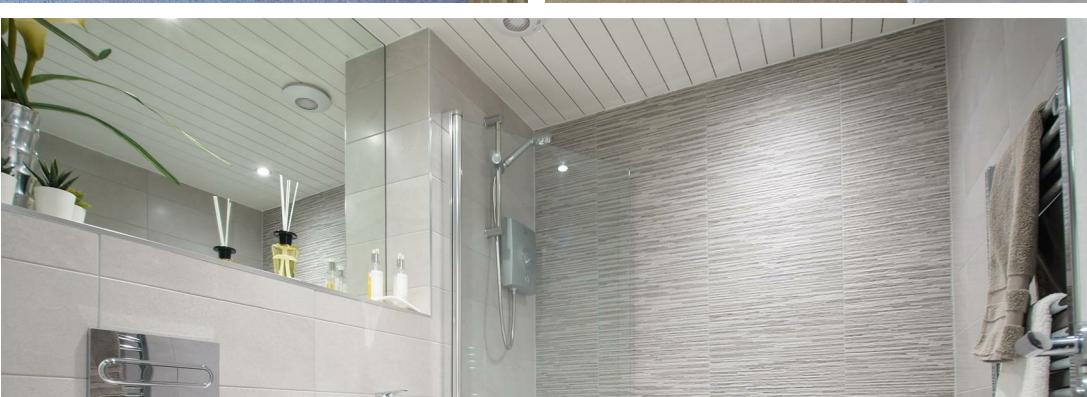
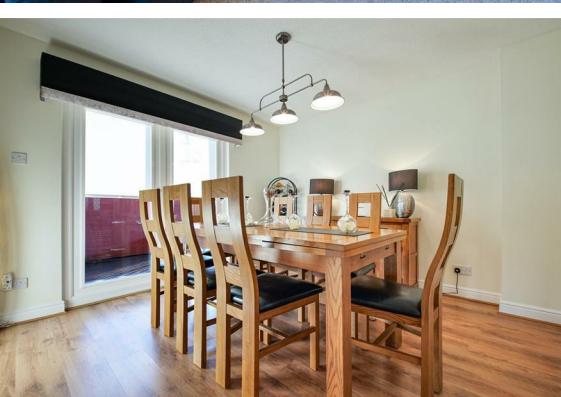
ABProperties



30 Cooper Avenue  
, Carlisle, ML8 5US

Offers over £274,995







Immaculately presented four-bedroom detached villa, situated within Cooper Avenue, a prestigious development of similar-style properties in the popular town of Carluke.

The property offers generous accommodation over two levels. The ground floor comprises a welcoming entrance vestibule, a stylish WC, and a spacious lounge which opens into a formal dining room. The lounge benefits from an attractive feature bay window, while the dining room enjoys French doors providing direct access to the rear garden.

There is a well-appointed kitchen, complete with breakfast bar for informal dining. The kitchen is fitted with a range of integrated appliances including a five-burner gas hob, mid-height oven and microwave, extractor fan, fridge-freezer, washing machine and dishwasher.

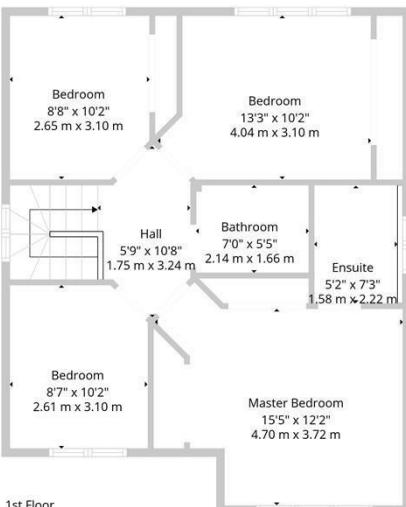
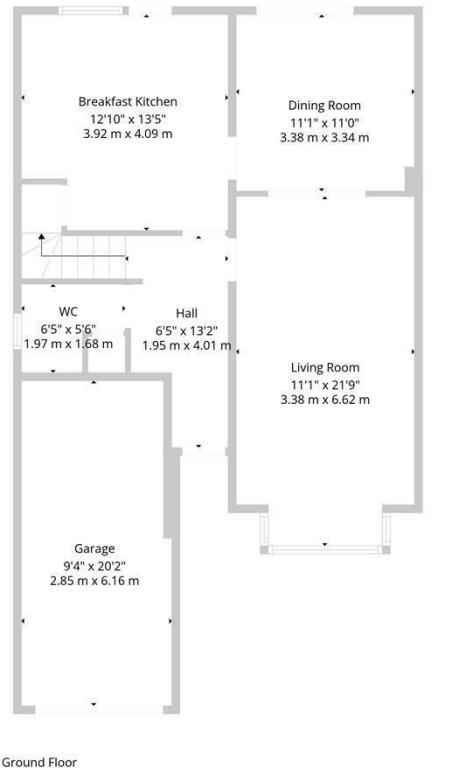
The upper level provides a modern family bathroom, a generous master bedroom with fitted wardrobes and a elegant en-suite shower room, along with three further well-proportioned bedrooms, two of which benefit from mirrored sliding wardrobes.

Additional features include gas central heating, a full alarm system, electric car charging point and double glazing throughout.

Externally, to the front of the property there is a monoblock driveway providing ample off-street parking and access to the single garage, along with a well-manicured lawn.

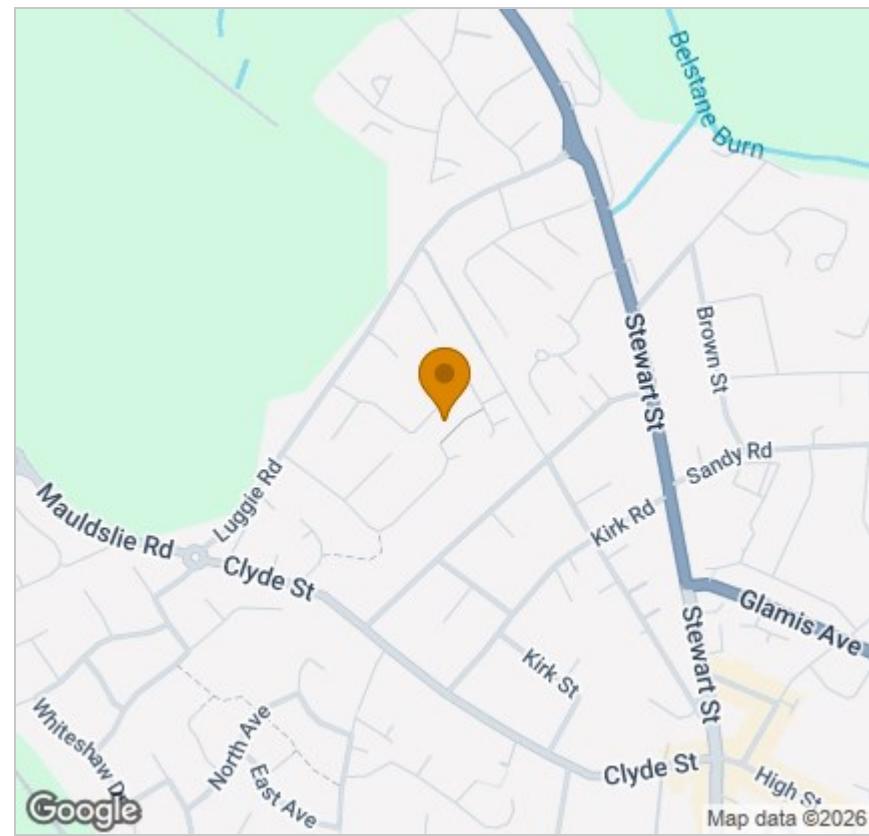
The rear garden has been primarily laid with an astro-turf lawn and features a lovely monoblock patio area, ideal for outdoor seating, as well as a timber shed providing additional external storage.

Carluke is a popular commuter town offering excellent schooling, a wide range of shopping and recreational facilities, parks, and scenic walkways. Lanark and Hamilton town centres are both within easy driving distance. The property is also just a short walk from Carluke Train Station, with regular direct services to Glasgow and Edinburgh, while the nearby M74 and M8 motorways provide excellent transport links across the central belt.

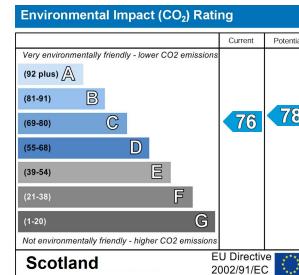
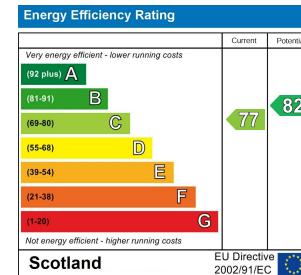


**TOTAL: 1369 sq. ft, 127 m<sup>2</sup>**  
 Ground floor: 672 sq. ft, 62 m<sup>2</sup>, 1st floor: 697 sq. ft, 65 m<sup>2</sup>  
 EXCLUDED AREAS: GARAGE: 187 sq. ft, 17 m<sup>2</sup>; WALLS: 129 sq. ft, 12 m<sup>2</sup>

Illustration For Identification Purposes Only - Measurements Are Approximate



## Energy Efficiency Graph



## 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.

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