



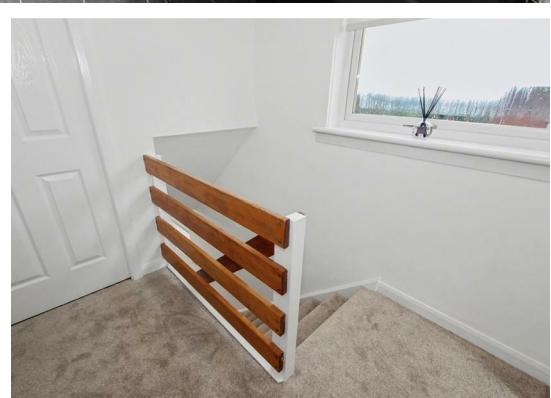
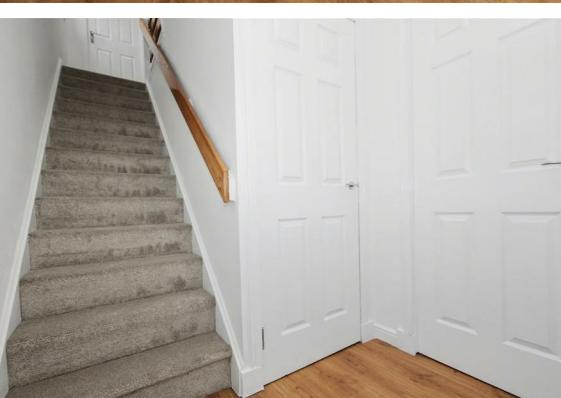
AB Properties



7 Headsmuir Avenue  
, Carluke, ML8 5UQ

Offers over £169,995







Well presented three bedroom semi-detached villa situated within a central and desirable location in the popular commuter town of Carluke.

The property boasts generous accommodation arranged over two levels with the ground floor comprising of a welcoming entrance vestibule, a spacious lounge opening into a formal dining area with patio doors to the rear garden and access to the kitchen. The modern kitchen boasts a range of integrated appliances including an electric oven, gas hob, extractor fan, dishwasher and wine cooler.

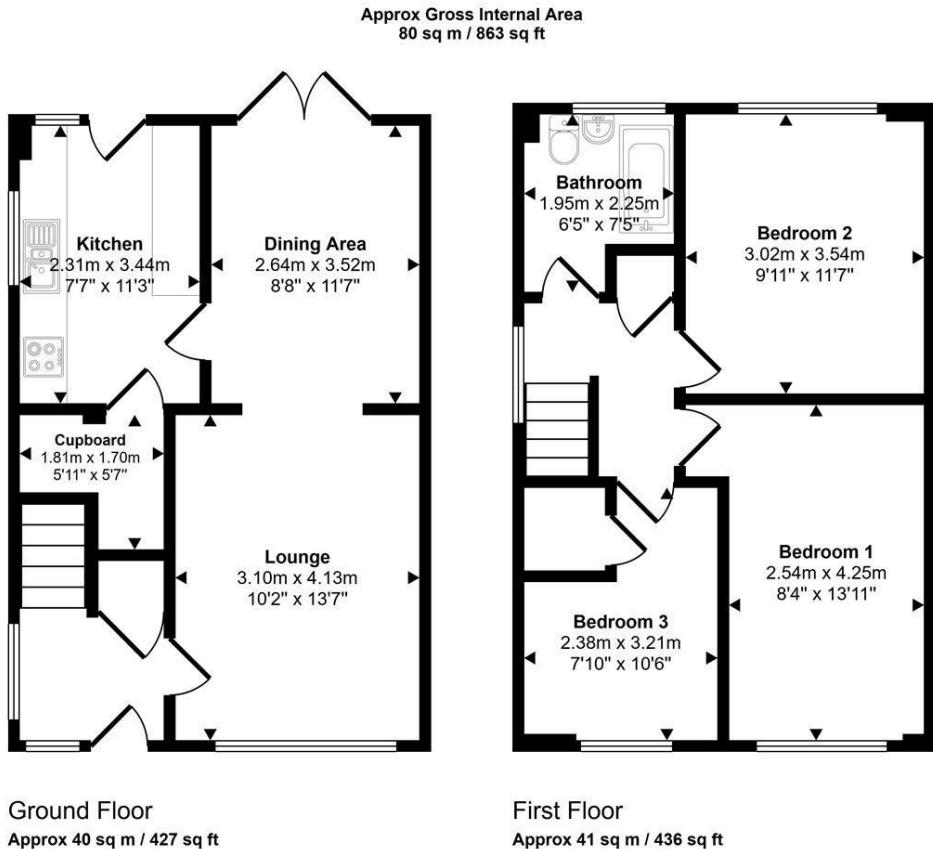
Upstairs offers three well-proportioned bedrooms, two of which benefit from excellent fitted storage/wardrobes. The modern family bathroom is fitted with a stylish three-piece suite and features a shower over the bath.

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

Externally, the property enjoys a well-kept front lawn and a monoblock driveway to the side, providing ample off-street parking. The enclosed rear garden is mainly laid to lawn and includes an elevated paved patio, and a timber shed — perfect for relaxing or entertaining outdoors.

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.

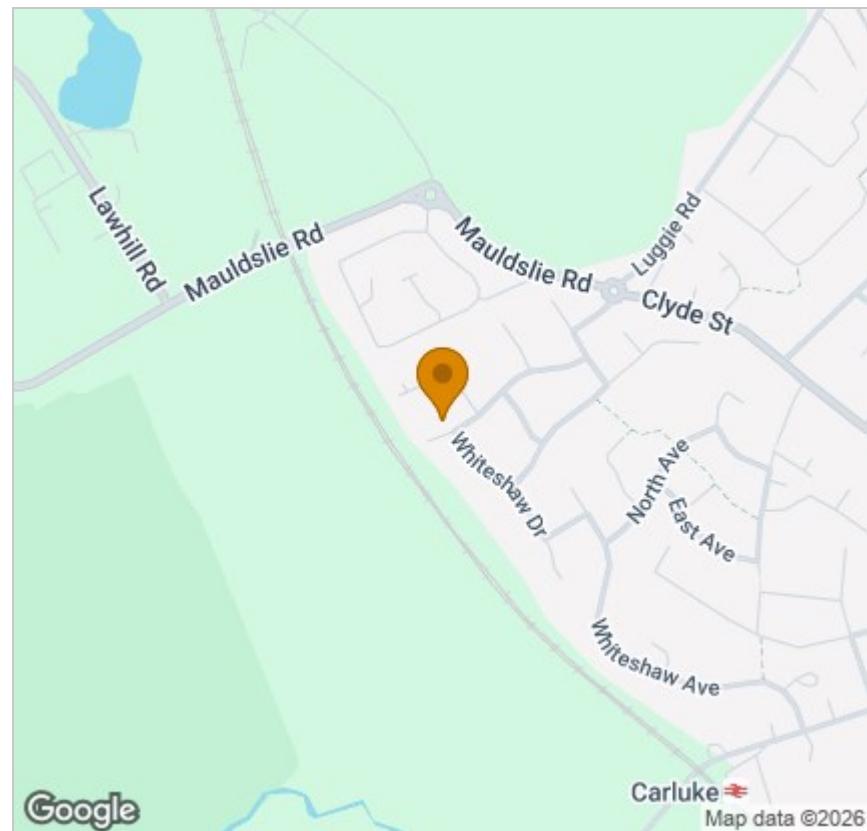




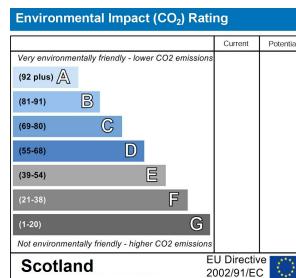
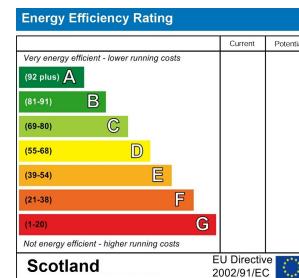
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the 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



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