



RE/MAX
CLYDESDALE & TWEEDDALE

12 Balcastle Crescent, Carlisle

Offers Over **£165,000**

12 Balcastle Crescent

Carluke



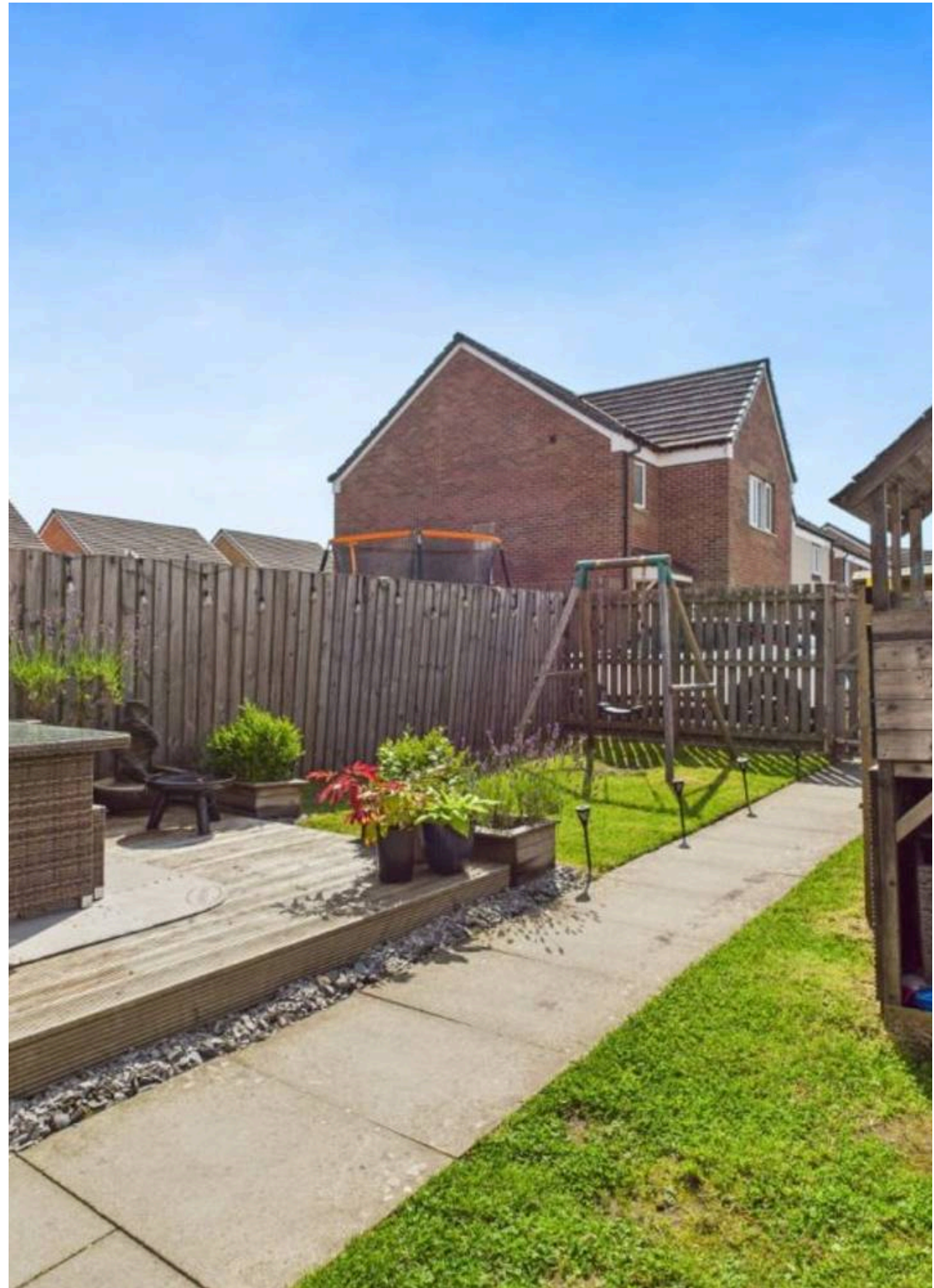
Situated within the well-regarded Mayfield Manor development in Carluke, this three-bedroom end-terrace villa offers well-proportioned accommodation in a popular and convenient location. Early viewing is advised as properties in this area are always in demand.

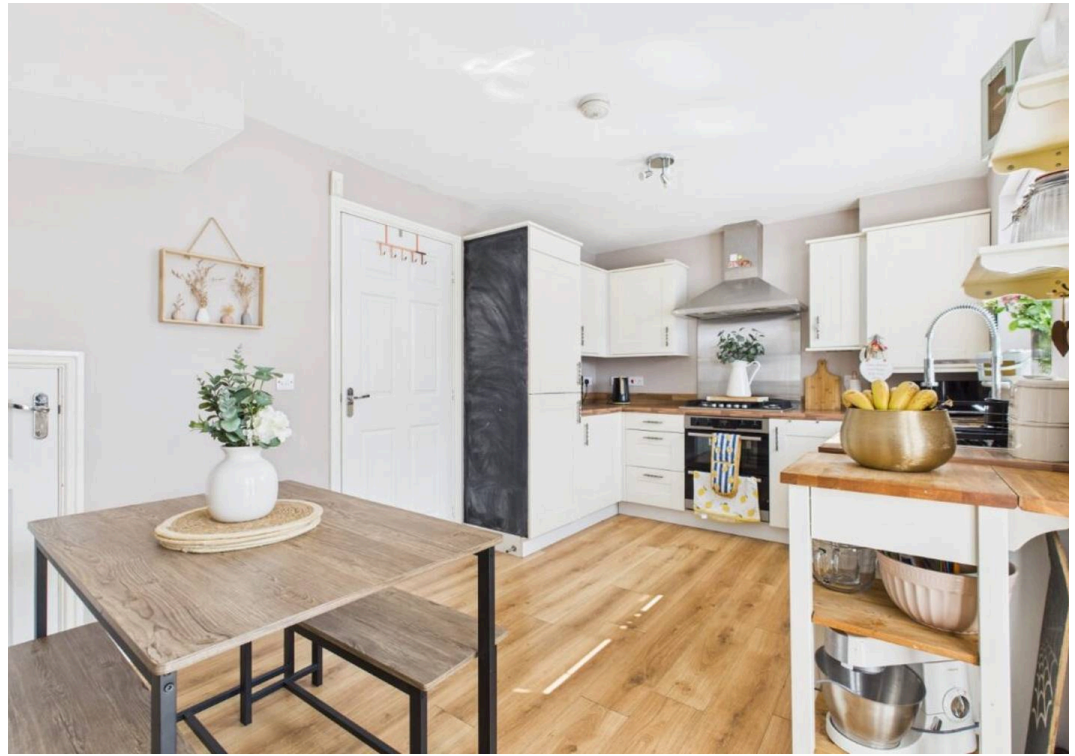
The property is entered via a welcoming entrance hallway, which provides access to a ground floor WC, the lounge and the upper floor. The lounge is a comfortable space with plenty of natural light from a large front-facing window. To the rear, the kitchen/dining area is fitted with a range of wall and base units, ample worktop space and integrated appliances including an oven, gas hob and fridge/freezer. Patio doors lead out to the rear garden and there's also a useful under-stair storage cupboard.

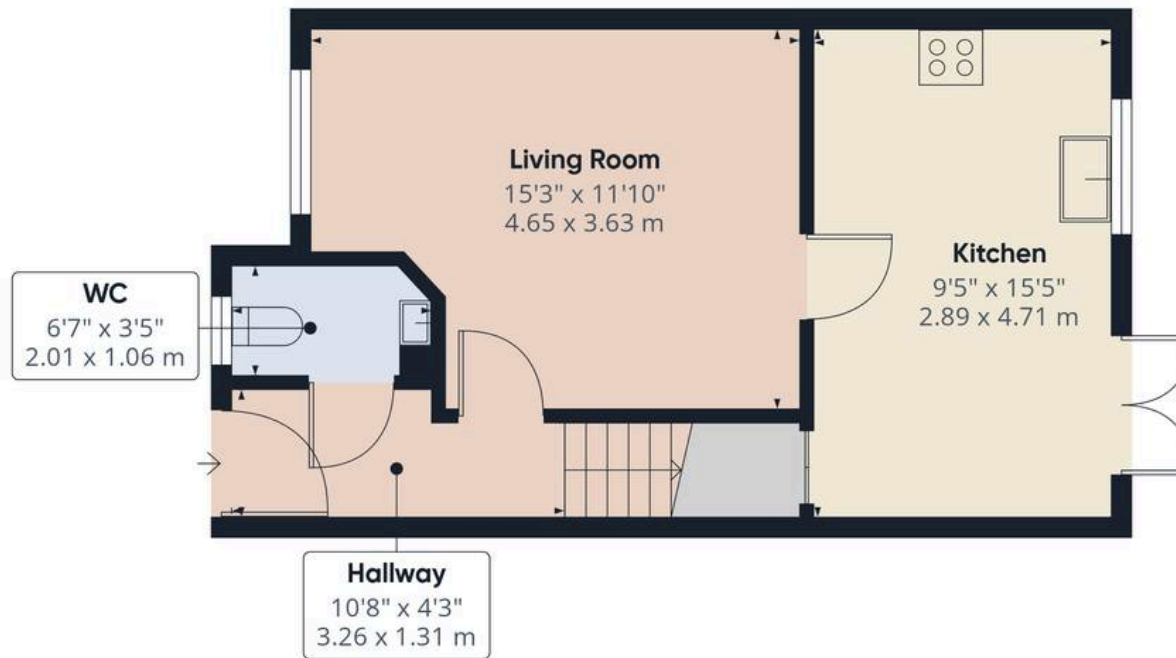
Upstairs, there are two double bedrooms and a single bedroom, along with a modern en-suite shower room and a well-appointed family bathroom.

Externally, the front garden features a small lawn and a paved path. The rear garden is fully enclosed and designed for easy maintenance with a decked patio and well-kept lawn. A rear driveway provides off street parking.

The property further benefits from gas central heating and double glazing throughout. Well cared for and neutrally presented, this home would suit a range of buyers including first-time purchasers, families and downsizers.





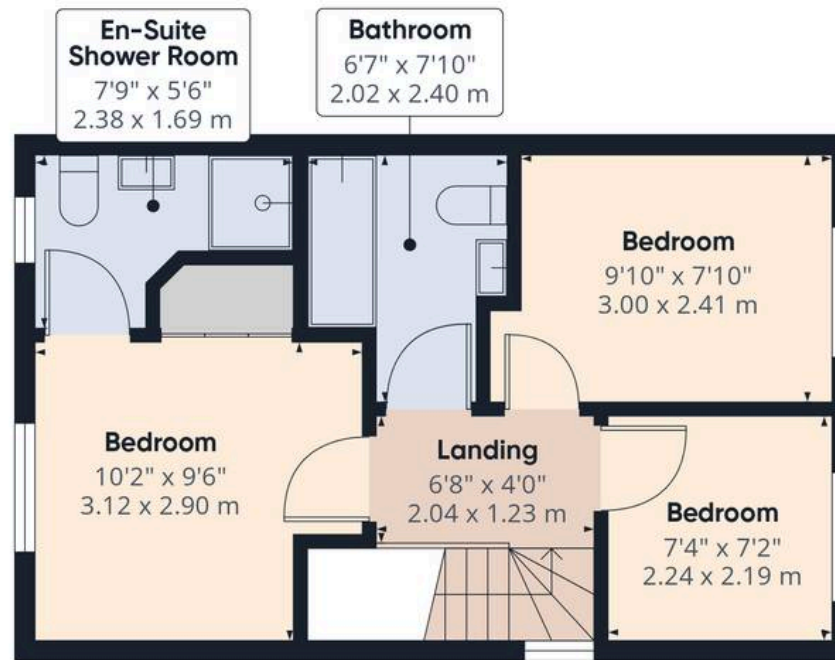


Floor 0

Approximate total area⁽¹⁾

740 ft²

68.7 m²



Floor 1

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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