



AB Properties



3 Station Place

Law, Carlisle, ML8 5LR

Offers over £299,995







This impressive four-bedroom detached home is situated within the popular village of Law and offers spacious and versatile accommodation arranged over two levels, making it an excellent choice for family living.

The accommodation begins with a welcoming entrance hallway leading to the bright and spacious living room, where a feature fireplace creates an attractive focal point.

A separate dining room provides an excellent space for family meals and entertaining, also benefiting from a feature fireplace. French doors connect the dining room with the living room, allowing the spaces to flow together when required.

The generous family room provides a further versatile reception space and features another attractive fireplace. To the rear, the bright sunroom overlooks and provides direct access to the garden.

The modern breakfasting kitchen offers an excellent range of wall and base units with generous worktop and storage space. A separate utility room, pantry and ground-floor W/C provide additional practicality.

Also located on the ground floor is a generous bedroom, offering excellent flexibility for family living.

Upstairs, there are two further spacious bedrooms, including the impressive principal bedroom with extensive fitted storage. The accommodation is completed by the generous family bathroom, featuring a freestanding roll-top bath, separate shower enclosure and W/C with bidet.

Further benefits include gas central heating and double glazing throughout.

Externally, a substantial driveway provides ample off-street parking and leads to the detached garage. The rear garden features lawn and paved patio areas, mature planting and a covered decked seating area, creating a fantastic space for outdoor dining and entertaining.

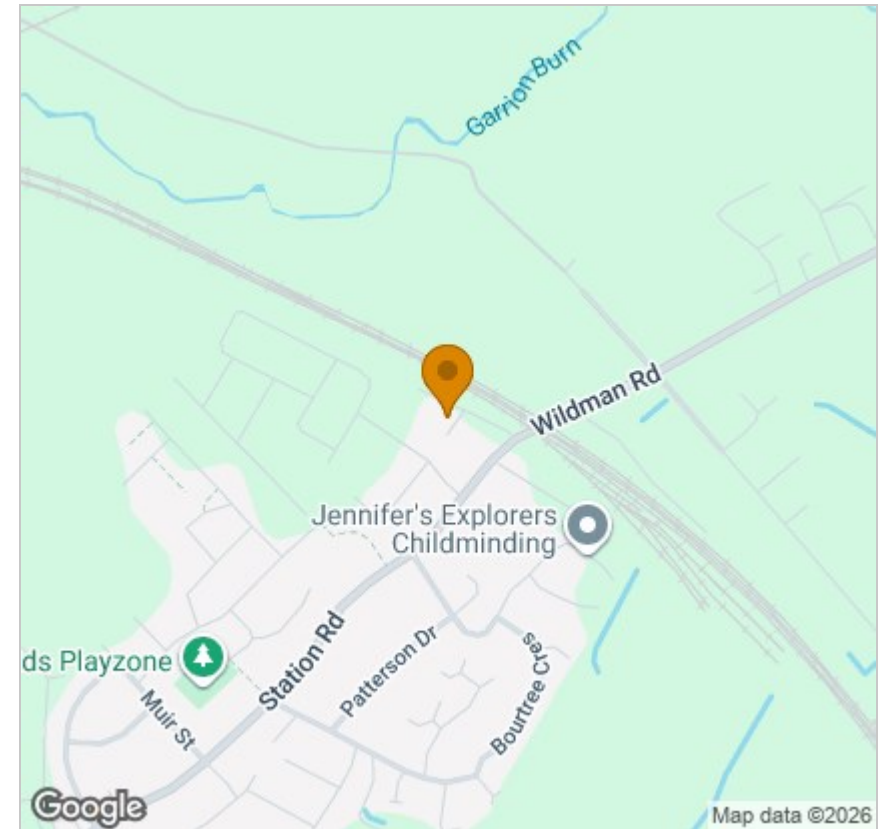
Law is a popular South Lanarkshire village with local amenities and good transport links. Nearby Carluke offers rail services to Glasgow, Motherwell and Lanark, while convenient road links provide easy access to the M8 & M74



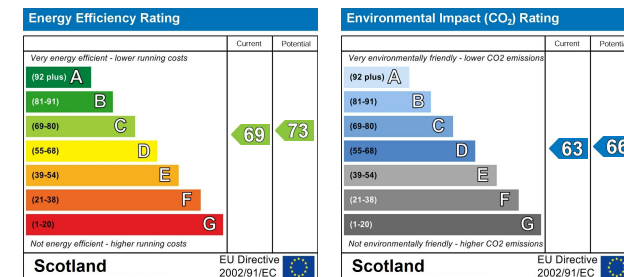


TOTAL: 1925 sq. ft, 179 m2
 Ground floor: 1371 sq. ft, 127 m2, 1st floor: 554 sq. ft, 52 m2
 EXCLUDED AREAS: UTILITY: 78 sq. ft, 7 m2, PATIO: 162 sq. ft, 15 m2, GARAGE: 279 sq. ft, 26 m2,
 LOW CEILING: 144 sq. ft, 14 m2, WALLS: 189 sq. ft, 16 m2

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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19 Bannatyne Street, Lanark, Lanarkshire, ML11 7JR
 Tel: 01555 660077 Email: admin@ab-properties.co.uk ab-properties.co.uk