



AB Properties



7 Andrew Place  
, Carlisle, ML8 5UD

Offers over £169,995



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Situated within a popular residential area, this beautifully presented three-bedroom mid-terrace property has been fully renovated throughout and is offered to the market in true walk-in condition. Finished to an exceptional standard, the home provides stylish and contemporary accommodation over two levels, making it an ideal purchase for first-time buyers, families, or those looking to downsize.

The ground floor welcomes you into a bright and spacious front-facing lounge, beautifully finished with modern decor and quality flooring. To the rear, the impressive dining kitchen has been thoughtfully designed to create the perfect space for both everyday living and entertaining. The kitchen features a breakfast bar for informal dining and a range of integrated appliances including a fridge-freezer, oven, ceramic hob and extractor hood, with direct access to the rear garden.

The upper level comprises three generously proportioned bedrooms, two of which benefit from fitted wardrobes, along with a stylish contemporary shower room finished to a high specification. Further benefits include gas central heating and double glazing throughout.

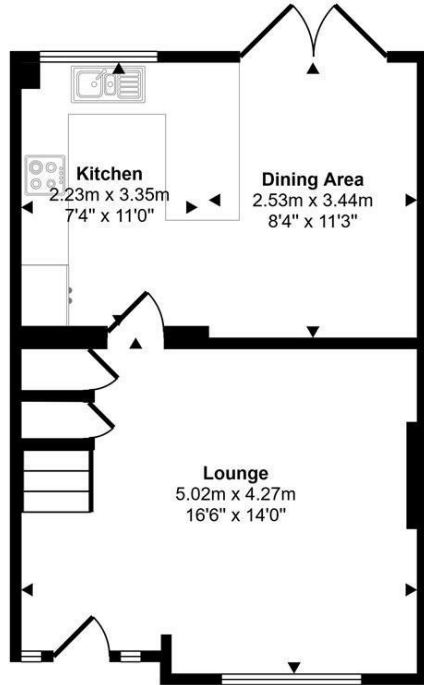
Externally, the property enjoys low-maintenance gardens to both the front and rear, providing attractive outdoor space with minimal upkeep. A driveway to the side offers ample off-street parking and leads to a single garage.

Located in the ever-popular town of Carlisle, this fantastic home is ideally positioned for commuters, offering excellent transport links to both Glasgow and Edinburgh. Carlisle train station provides regular direct services to both cities, while the M74 motorway and Edinburgh City Bypass are easily accessible, making this an excellent base for travel throughout Central and West Scotland.

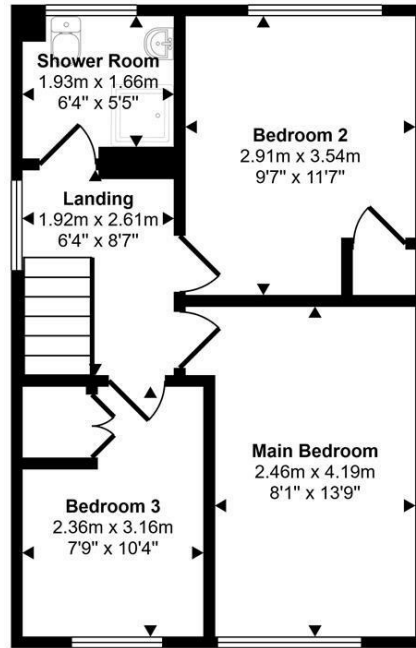
Early viewing is highly recommended to appreciate the quality of accommodation on offer.



Approx Gross Internal Area  
77 sq m / 830 sq ft

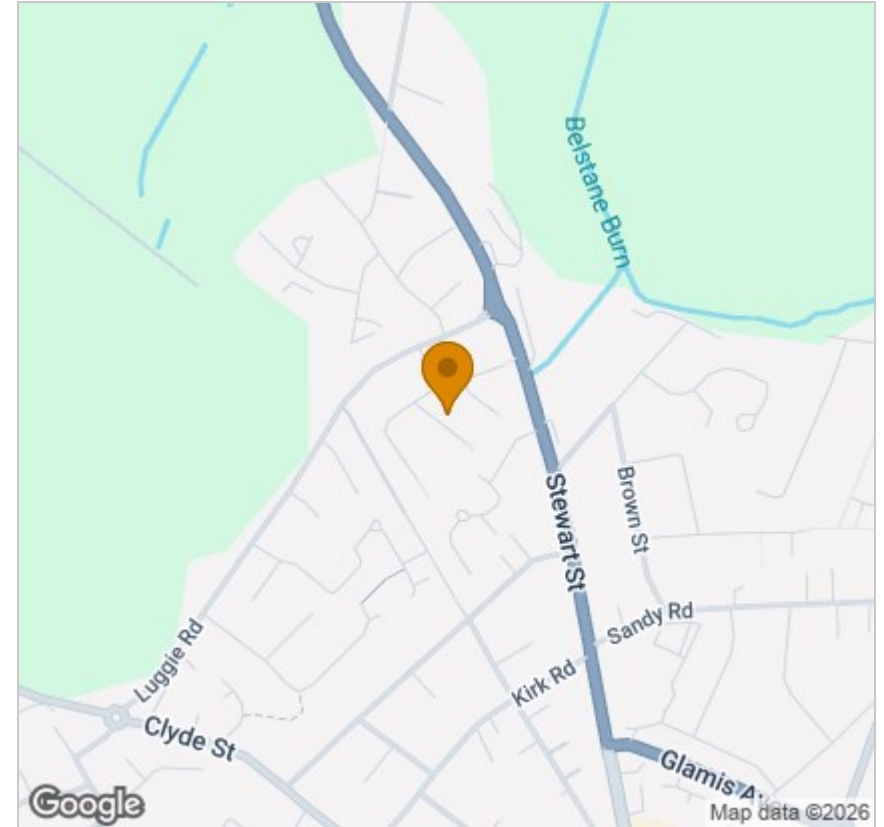


Ground Floor  
Approx 38 sq m / 408 sq ft

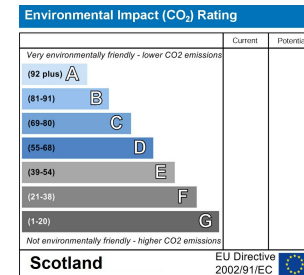
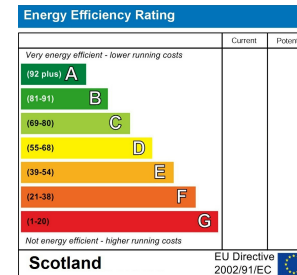


First Floor  
Approx 39 sq m / 423 sq ft

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.



## 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.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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