



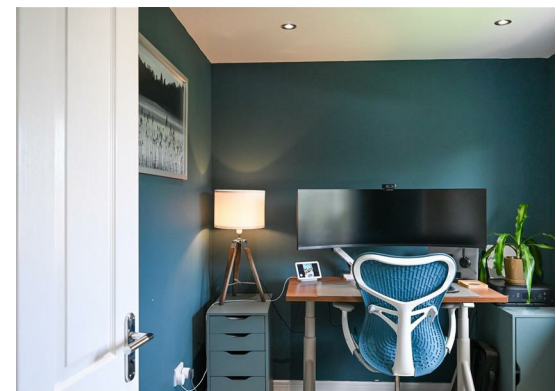
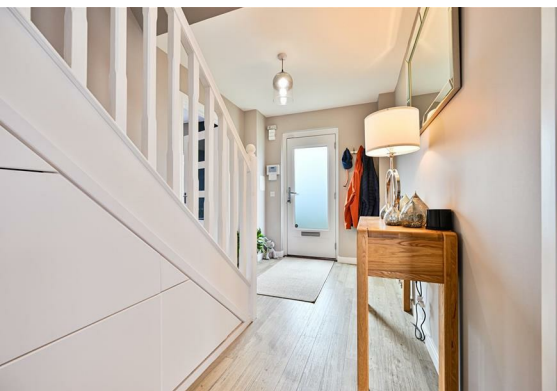
AB Properties



9 Roadmeetings Crescent
, Carlisle, ML8 4GZ

Offers over £255,000







Built by Bellway Homes, the Merion is a generous three-bedroom detached villa situated within the desirable Archerway development in Carluke.

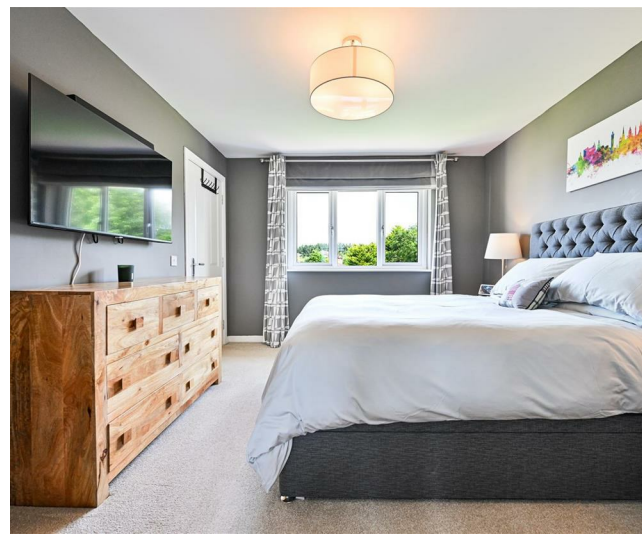
The property boasts generous accommodation arranged over two levels with the ground floor comprises of a welcoming entrance hallway, a convenient wc, a bright and spacious formal lounge, and a magnificent open-plan dining kitchen with patio doors to the rear garden. The modern kitchen boasts a range of integrated appliances including an eye-level oven, induction hob, extractor fan, fridge-freezer, washing machine, and dishwasher.

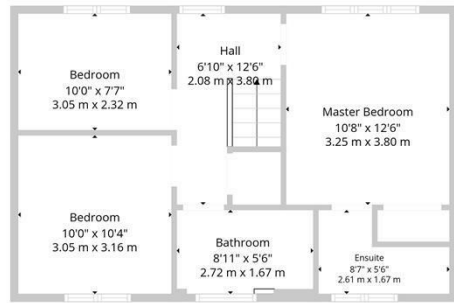
Upstairs offers a stylish three-piece family bathroom, a master bedroom with fitted wardrobes and en-suite shower room, and a further two sizeable bedrooms.

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

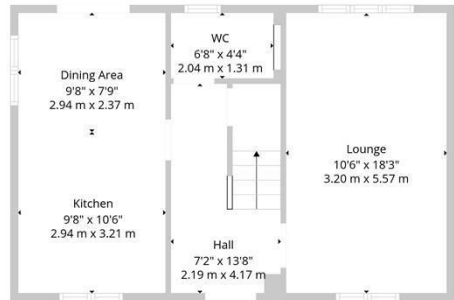
Externally, to the front of the property, is a substantial lawn with extensive monoblocked driveway to the side. The private rear garden has been beautifully landscaped to include a generous lawn and lovey monoblocked patio.

Carluke is a popular commuter town with excellent schools, shops 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.





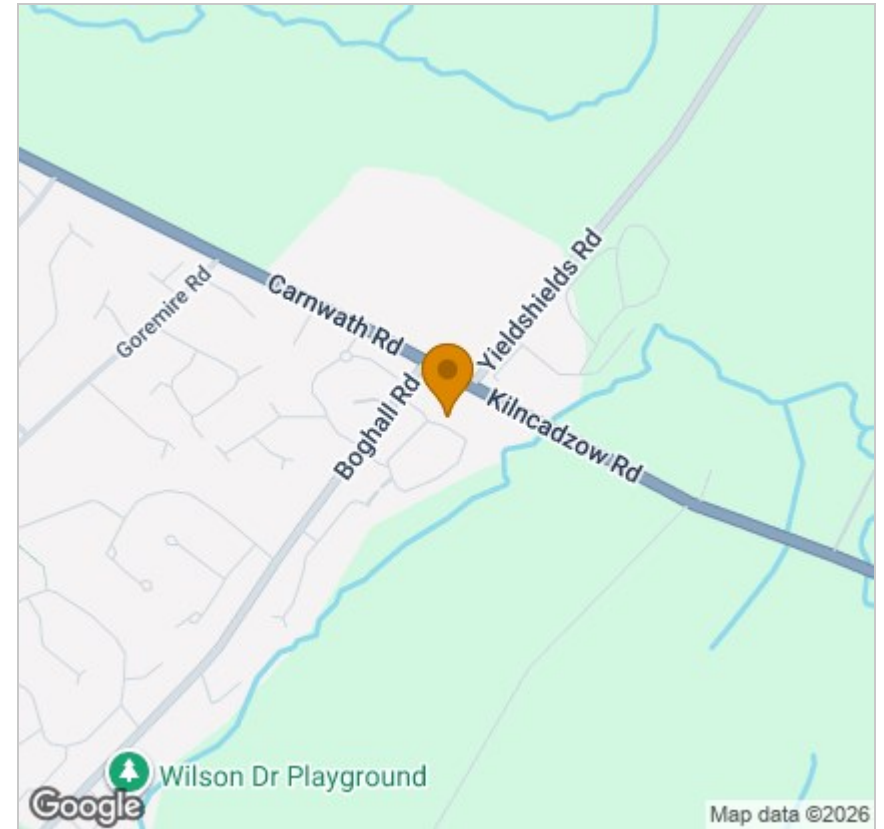
1st Floor



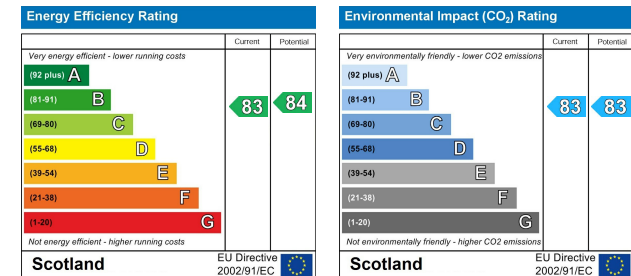
Ground Floor

TOTAL: 1028 sq. ft, 96 m2
 GROUND FLOOR : 512 sq. ft, 48 m2, 1ST FLOOR : 516 sq. ft, 48 m2
 EXCLUDED AREAS: WALLS: 94 sq. ft, 8 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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