

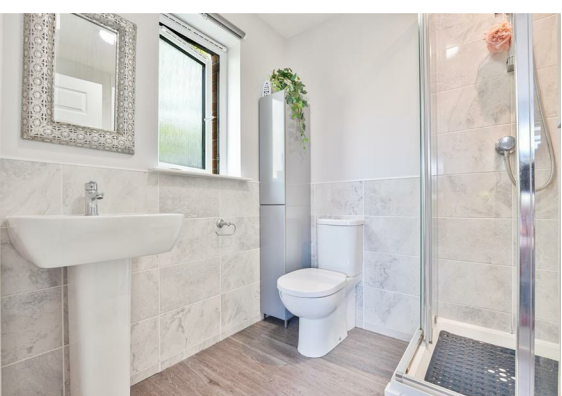


AB Properties



63 Cullen Crescent
Carlisle, ML8 4SH
Offers over £279,995







Immaculate four-bedroom detached villa located within a highly desirable area of the popular commuter town of Carluke.

The property offers generous accommodation over two levels. The ground floor comprises a welcoming entrance vestibule, a spacious lounge with media wall, and an impressive open-plan dining kitchen with a separate utility room and WC. The contemporary kitchen features a range of integrated appliances, including a gas hob, extractor, eye-level double oven, fridge-freezer, and dishwasher.

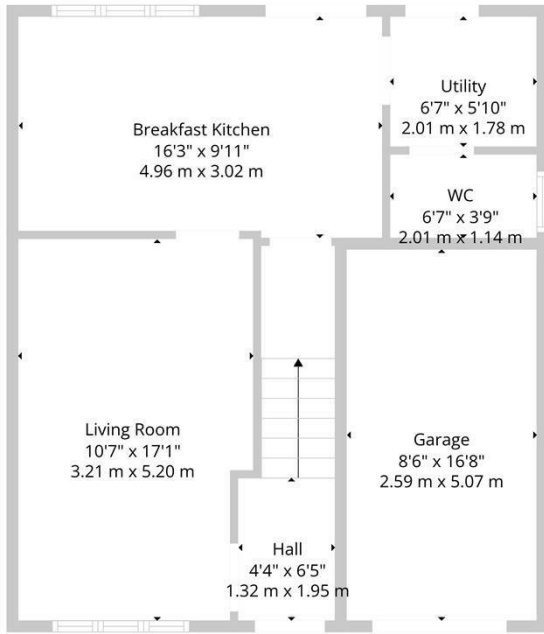
On the upper level, a spacious landing leads to a stylish bathroom with shower over bath, four well-proportioned bedrooms, and a master bedroom with ensuite shower room. Two of the bedrooms include fitted wardrobes/storage.

Further benefits include gas central heating, solar panels, double glazing and ample storage facilities.

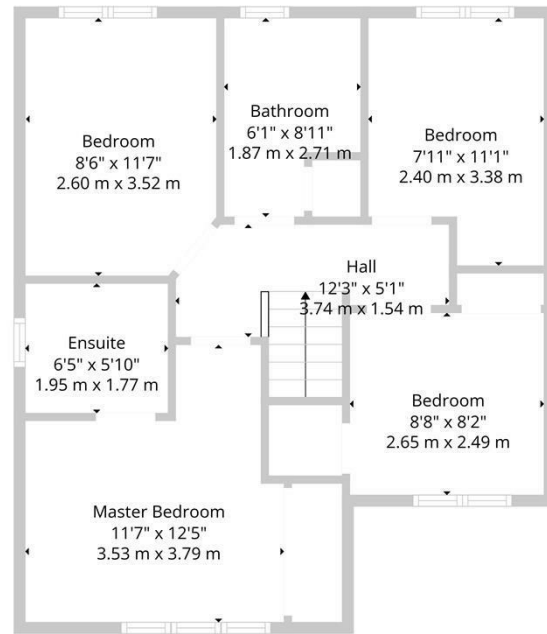
Externally, the property features a neat lawn and raised flower bed to the front and an extensive tarmac driveway providing off-street parking and access to a single garage. The beautifully landscaped and thoughtfully designed rear garden provides an exceptional outdoor entertaining space with a generous composite decking area adjoining the property. A covered pergola creates a sheltered seating area, ideal for year-round use, while the well-maintained lawn is bordered by attractive raised flower beds, mature planting and decorative gravel pathways. A superb outdoor cabin/bar, offering a versatile space perfect for entertaining, a home bar, garden room or hobby area. Additional features include a greenhouse, timber fencing for privacy, exterior lighting and a charming ornamental pond, all set within a private and established setting backing onto mature woodland.

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.





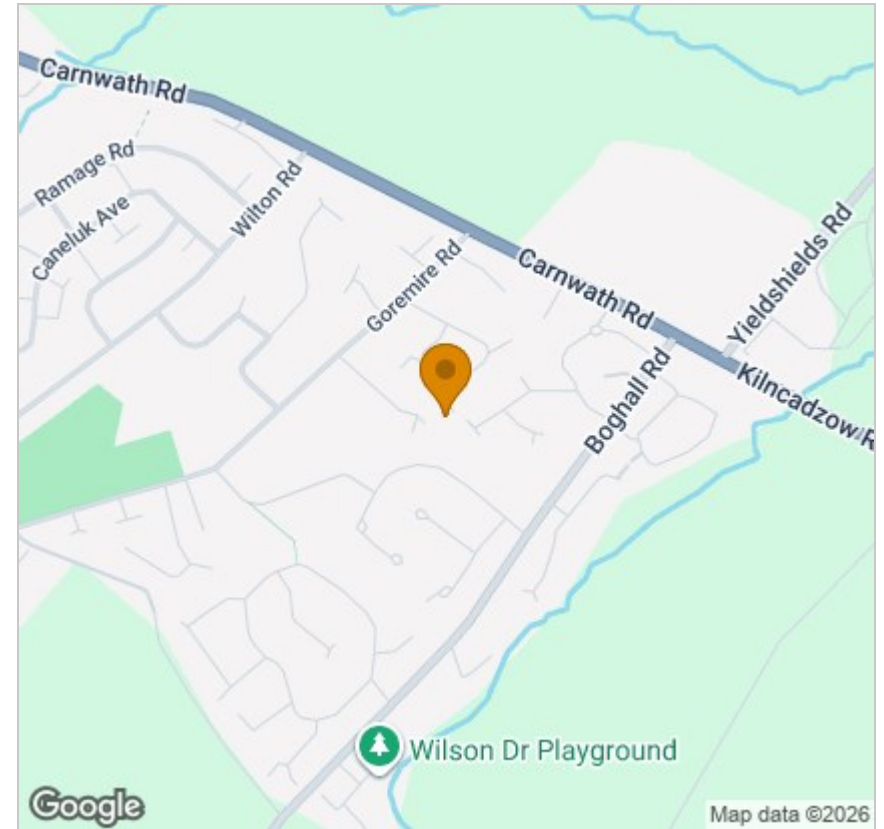
Ground Floor



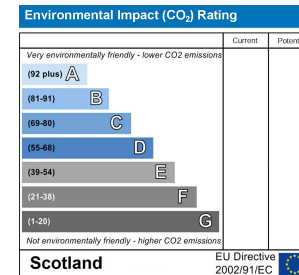
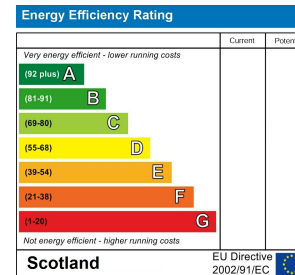
1st Floor

TOTAL: 1012 sq. ft, 94 m²
 Ground floor: 435 sq. ft, 40 m², 1st floor: 577 sq. ft, 54 m²
 EXCLUDED AREAS: GARAGE: 142 sq. ft, 13 m², UTILITY: 38 sq. ft, 4 m², WALLS: 116 sq. ft, 10 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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