



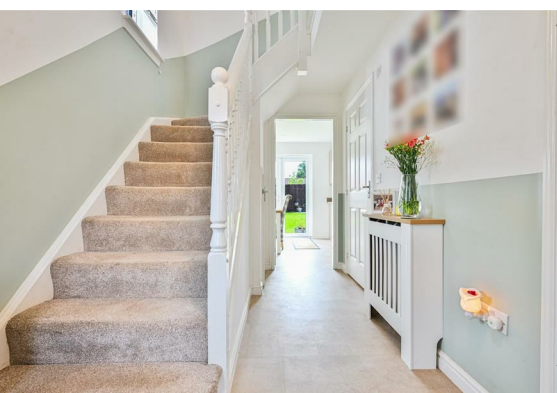
AB Properties



1 Brodick Lane
Carlisle, ML8 4LD

Offers over £229,995







AB Properties are delighted to present to the market this immaculate three bedroom detached villa situated within a popular residential area in Carlisle.

The property boasts generous accommodation arranged over two levels with the ground floor comprising of a welcoming entrance hallway, a bright and spacious lounge, a large WC and a modern dining kitchen with separate utility room. The kitchen includes a range of integrated appliances including a five burner gas hob, a double oven, a fridge freezer and a dishwasher.

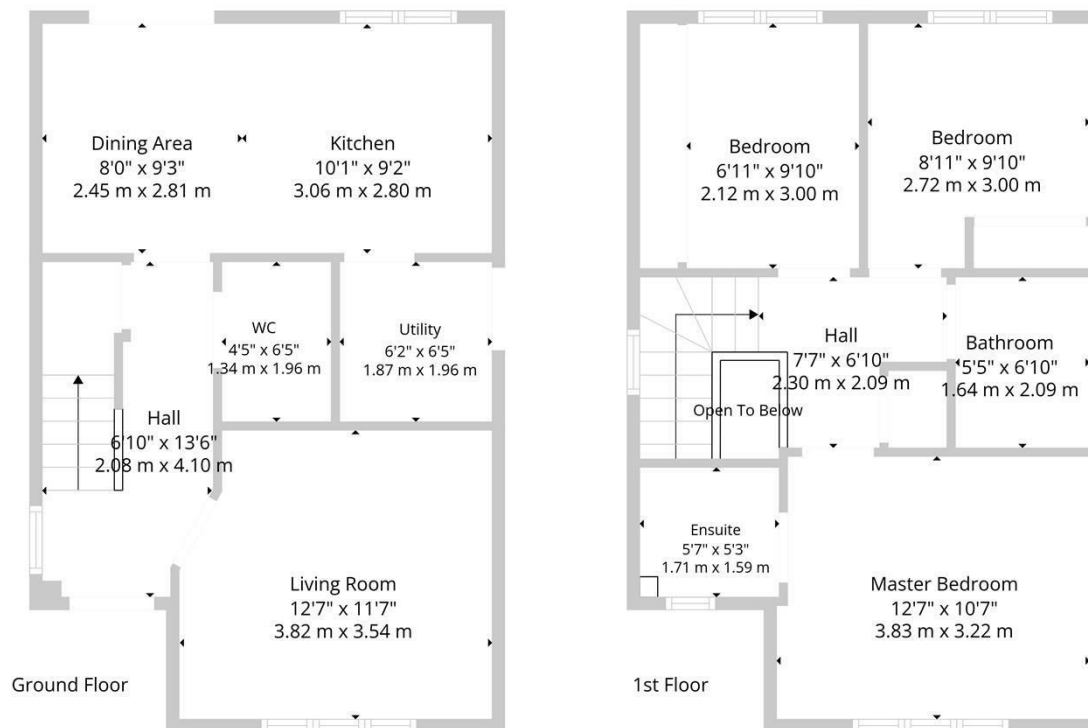
The upper level offers of a modern family bathroom with power shower over the bath, three generously sized bedrooms, two of which have the added luxury of mirrored sliding wardrobes and the master further benefits from an ensuite shower room.

The property is heated via gas central heating and double glazed windows are installed throughout.

Externally, to the front of the property there is a chipped driveway providing off-road parking for two cars and the rear garden has been laid to lawn.

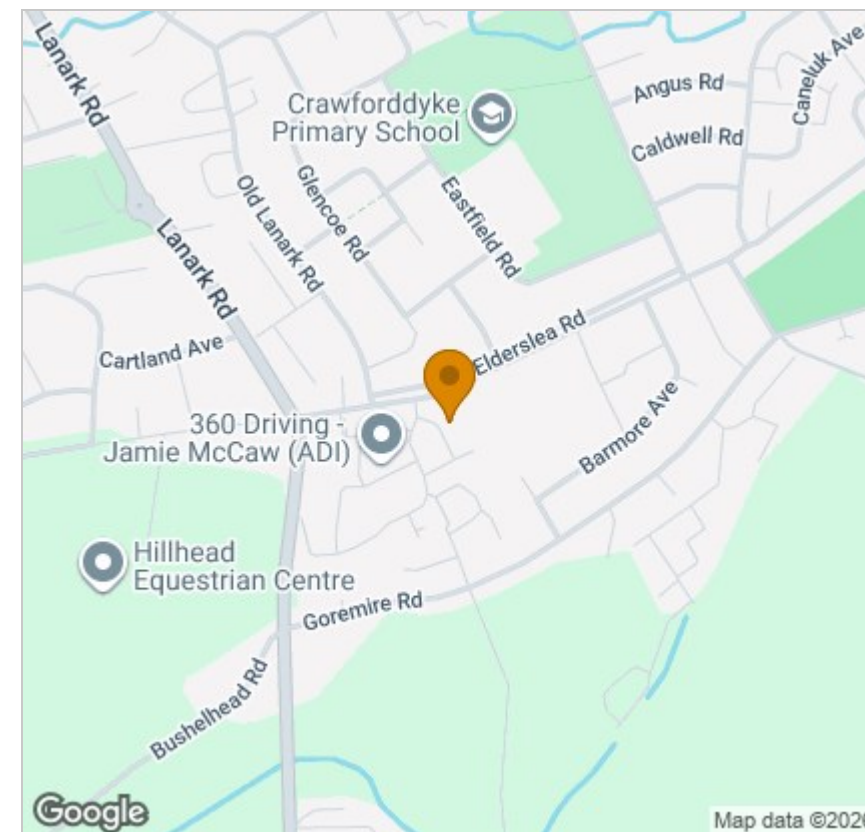
The property sits within a small private development on the outskirts of the town. Carlisle is a growing town, with all the required facilities and amenities, including modern high school and primary schools, modern health centre and also Tesco and Aldi stores. Lovely 18 hole golf course and also good access to the Scottish Borders and the Clyde valley, providing excellent walks for the outdoor enthusiast including Tinto Hill and the Falls of Clyde. Carlisle is much favoured particularly for those requiring good transport links and easy access to Glasgow and Edinburgh, local train station provides regular services to both cities, with park and ride facilities. Edinburgh City Bypass is only a thirty minute drive away, giving good access to East Central Scotland. The M74 is only a fifteen minute journey giving good access to Glasgow and the West of Scotland. In all, this property is ideally situated for the commuter to either Edinburgh or Glasgow.



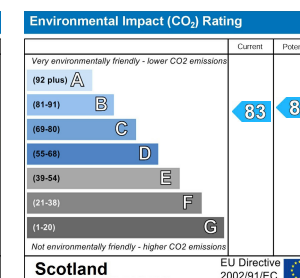
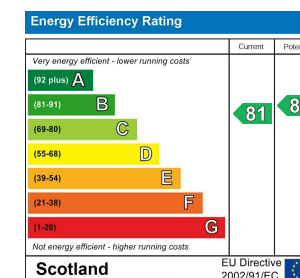


TOTAL: 906 sq. ft, 85 m2
 Ground floor: 438 sq. ft, 41 m2, 1st floor: 468 sq. ft, 44 m2
 EXCLUDED AREAS: UTILITY: 39 sq. ft, 4 m2, OPEN TO BELOW: 9 sq. ft, 1 m2, WALLS: 95 sq. ft, 8 m2

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.

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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