



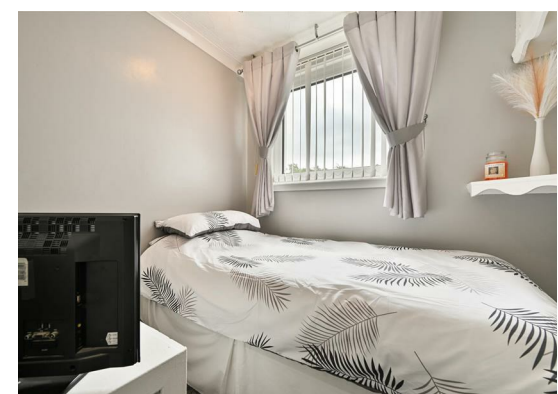
AB Properties



23 Cartland Avenue
Carlisle, ML8 5TQ

Offers over £179,995







This extended three-bedroom semi-detached home is situated within the popular town of Carluke, offering spacious and versatile accommodation alongside a garage, generous outdoor space and beautiful open views to the rear.

The accommodation begins with a welcoming entrance hallway leading to the bright and spacious living room, featuring an attractive fireplace creating a focal point within the room. A separate dining area provides an ideal space for family meals and entertaining.

The fitted kitchen offers a good range of wall and base units and benefits from integrated appliances including fridge, freezer, oven and hob with extractor hood. A separate utility room provides valuable additional storage and practicality, while a convenient ground-floor WC completes this section of the accommodation.

To the rear, the conservatory provides an excellent additional living space and takes full advantage of the beautiful outlook, creating the perfect spot to relax and enjoy the views.

Upstairs, there are three well-proportioned bedrooms, with two benefiting from built-in wardrobes. The family bathroom completes the upper accommodation with a three piece suit consisting of a W/C, wash sink and bath.

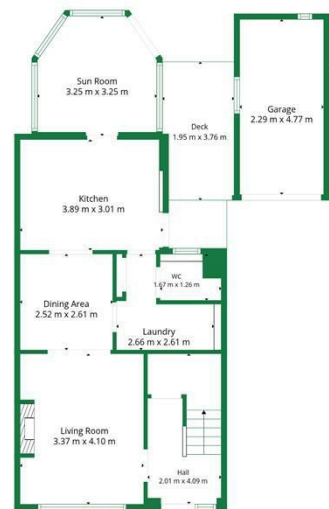
Externally, the rear garden features a decked area ideal for outdoor dining and entertaining, while a garage provides secure parking or additional storage.

Further benefits include gas central heating and double glazing throughout.

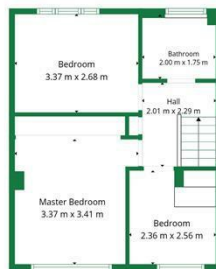
Carluke offers a wide range of everyday amenities including shops, supermarkets, leisure facilities and schooling at both primary and secondary level. The town is well placed for commuters, with Carluke railway station providing links towards Glasgow and surrounding areas, alongside convenient road connections to Lanark, Hamilton and the wider Central Belt.

Combining generous accommodation, excellent outdoor space and an attractive rear outlook, this appealing home is ideal for families, first-time buyers.





Ground Floor



1st Floor

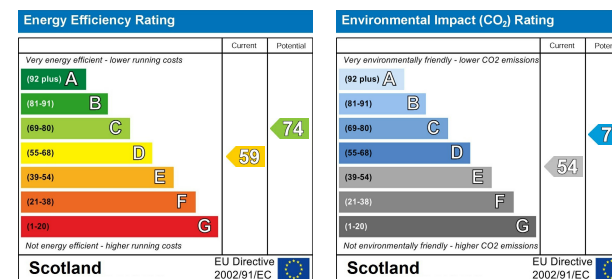
TOTAL: 96 m2

Ground floor: 59 m2, 1st floor: 37 m2

EXCLUDED AREAS: GARAGE: 28 m2, DECK: 7 m2, WALLS: 13 m2



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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