



AB Properties



16 Burnhead Gardens
, Carlisle, ML8 4GX

Offers over £259,995



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Situated within the highly sought-after Burnhead Gardens development in Carluke, this beautifully presented three-bedroom detached home offers stylish and contemporary accommodation, perfectly suited to modern family living. Immaculately maintained throughout, the property enjoys a prime position within this popular residential development.

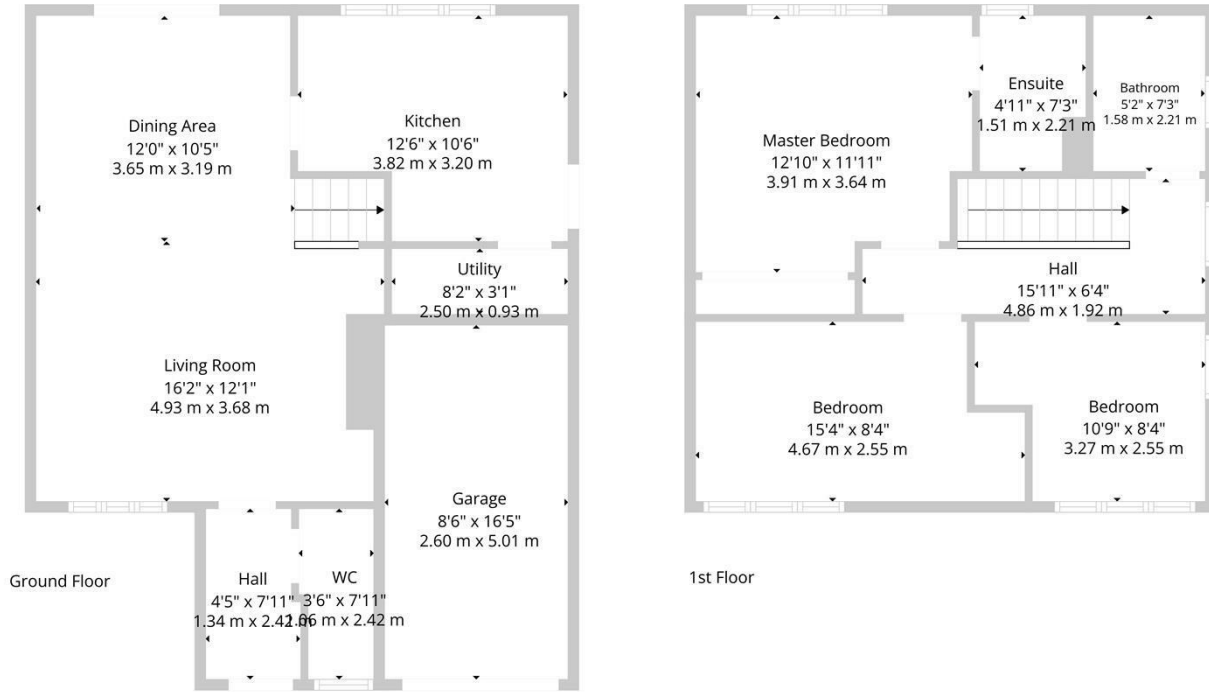
The accommodation comprises of a welcoming entrance vestibule leading to a bright and spacious living room, which flows seamlessly into a dining area with French doors opening onto the rear garden, seamlessly blending indoor and outdoor living. The modern kitchen is fitted with a range of contemporary base and wall-mounted units, complemented by quality work surfaces and integrated appliances. A practical utility room and convenient ground floor WC complete the lower level.

On the first floor, the generous master bedroom benefits from fitted wardrobes and a stylish en-suite shower room. There are two further well-proportioned bedrooms and a modern family bathroom finished to a high standard.

Externally, the property enjoys a monoblock driveway leading to an integral garage, providing excellent parking and storage facilities. The enclosed rear garden has been thoughtfully landscaped to create a fantastic outdoor space, featuring an attractive patio area, artificial lawn, and a covered seating area, making it perfect for entertaining or enjoying time outdoors throughout the year.

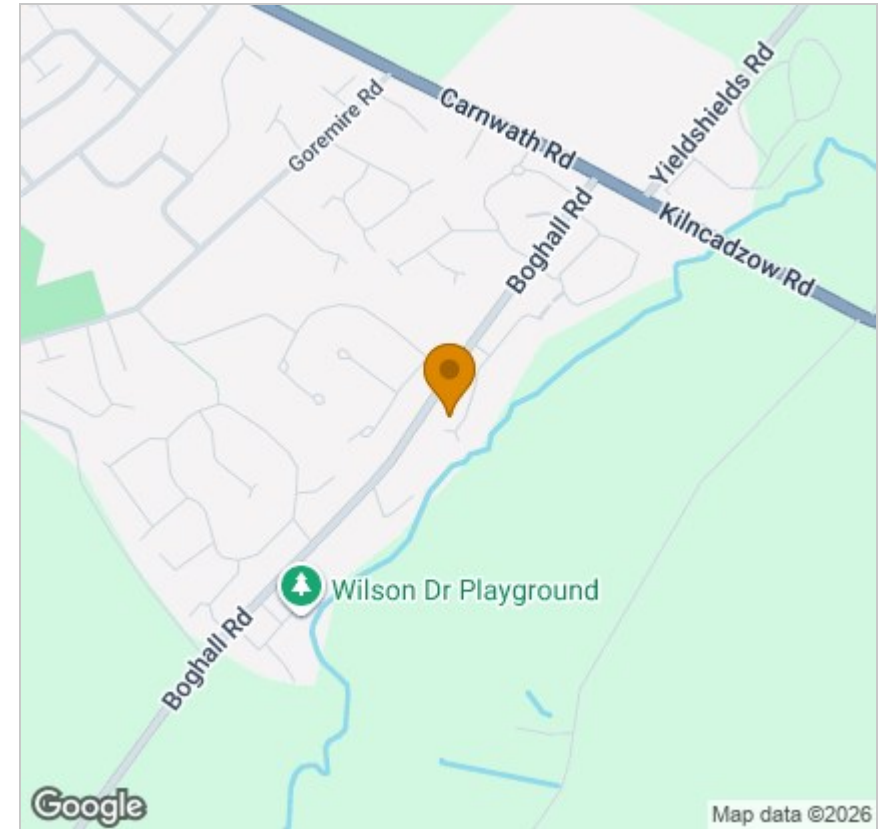
Further benefits include gas central heating, double glazing, and solar panels, enhancing the property's energy efficiency. Located within easy reach of Carluke's excellent amenities, schools, and transport links, this exceptional home offers modern family living in a desirable and convenient location. Early viewing is highly recommended to fully appreciate all that this impressive property has to offer.



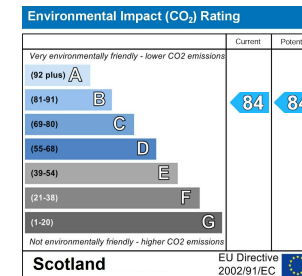
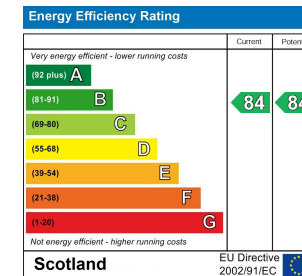


TOTAL: 1054 sq. ft, 98 m2
 Ground floor: 519 sq. ft, 48 m2, 1st floor: 535 sq. ft, 50 m2
 EXCLUDED AREAS: UTILITY: 25 sq. ft, 2 m2, GARAGE: 140 sq. ft, 13 m2, WALLS: 104 sq. ft, 9 m2

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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19 Bannatyne Street, Lanark, Lanarkshire, ML11 7JR
 Tel: 01555 660077 Email: admin@ab-properties.co.uk ab-properties.co.uk