



AB Properties



14 Kirk Street
, Carlisle, ML8 5BW

Offers over £340,000







Immediately impressive detached sandstone villa situated within a central and desirable location in the popular commuter town of Carluke.

The property boasts generous and flexible accommodation arranged over two levels with the ground floor comprising of a welcoming entrance hallway providing access to a bright and generously proportioned living room, a formal dining room, and a substantial family room, ideal for modern living and entertaining. The open-plan dining kitchen is centrally positioned and well-sized, with convenient access to a utility room and an adjacent four-piece bathroom. A conservatory extends from the main living space, offering additional seating or relaxation space with views over the garden.

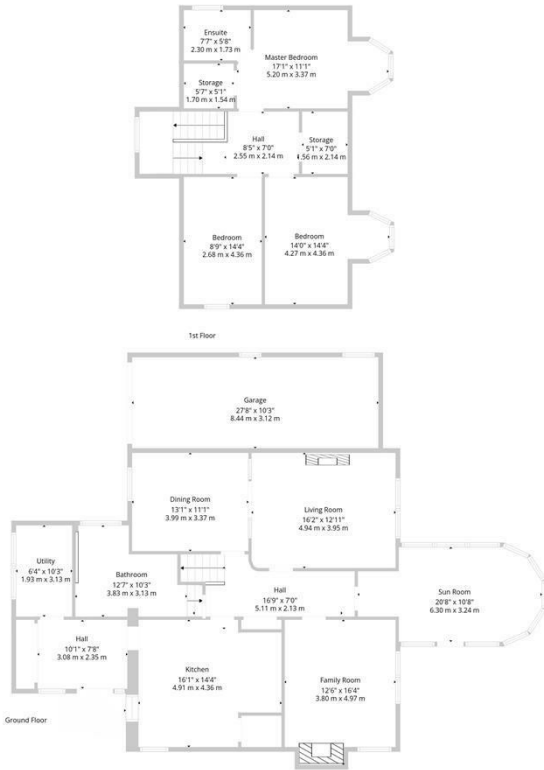
A grand sweeping staircase gives access to the upper hallway and three generously proportioned bedrooms. The master bedroom is served with an en-suite shower room and a walk-in wardrobe.

The property further benefits from gas central heating, double glazing, and excellent storage throughout. A number of original features have been thoughtfully retained, including internal doors, ornate coving, and decorative corncicing, adding to the home's character and appeal.

Externally, the property is set within extensive, mature garden grounds, featuring a generous lawn and a gravel driveway. A large attached garage offers excellent storage or workshop potential.

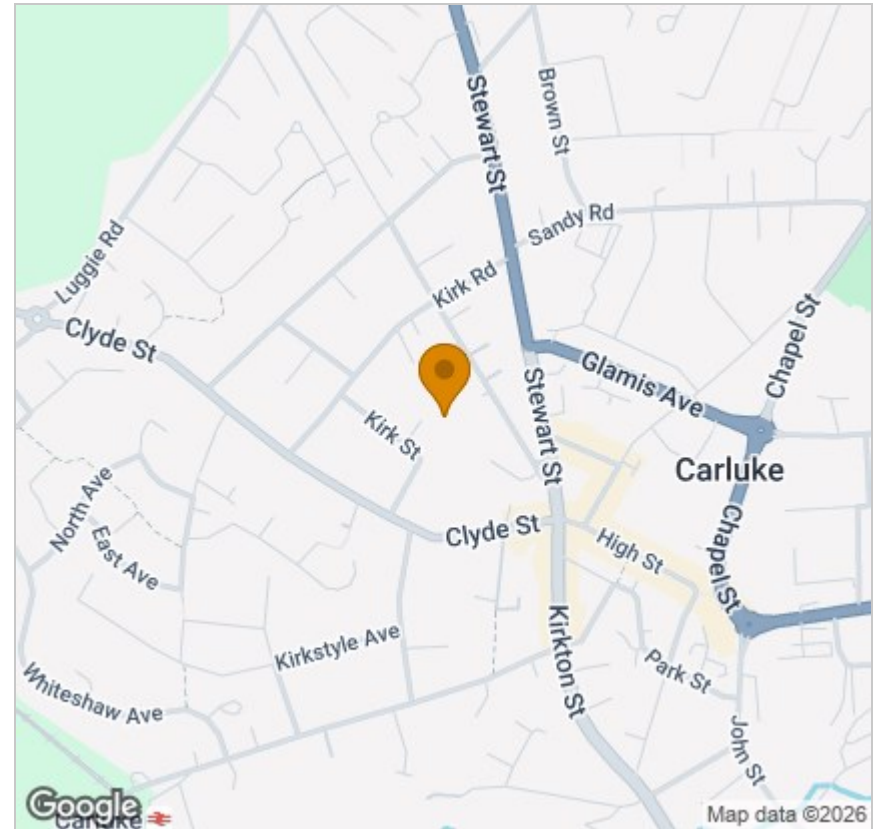
Carluke remains a popular choice for commuters, offering excellent schooling, a wide range of local amenities, recreational facilities, parks, and scenic walkways. The property is within walking distance of Carluke Train Station, providing regular direct services to Glasgow and Edinburgh, while the nearby M74 and M8 motorways ensure convenient access across the Central Belt.





TOTAL: 1867 sq. ft, 174 m2
 Ground floor: 1321 sq. ft, 123 m2, 1st floor: 546 sq. ft, 51 m2
 EXCLUDED AREAS: UTILITY: 65 sq. ft, 6 m2, GARAGE: 283 sq. ft, 26 m2, PORCH: 27 sq. ft, 2 m2,
 STORAGE: 34 sq. ft, 4 m2, LOW CEILING: 106 sq. ft, 10 m2, WALLS: 186 sq. ft, 18 m2

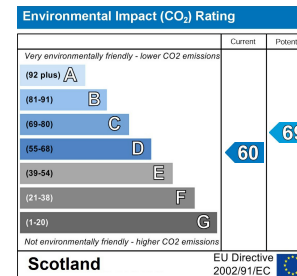
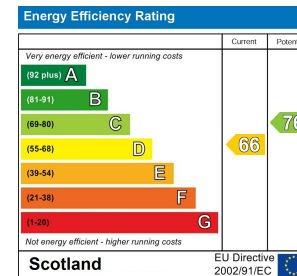
Illustration for Identification Purposes Only - Measurements Are Approximate



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.

Energy Efficiency Graph



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.

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