

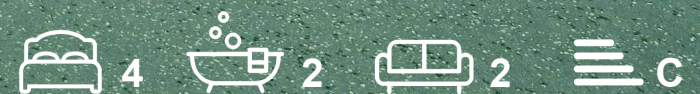


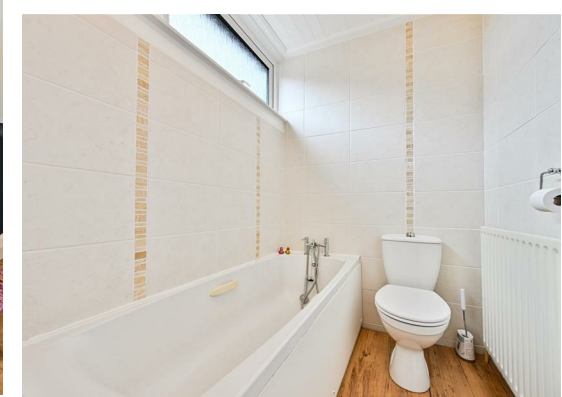
AB Properties



24 Barmore Avenue
Carlisle, ML8 4PE

Offers over £234,995







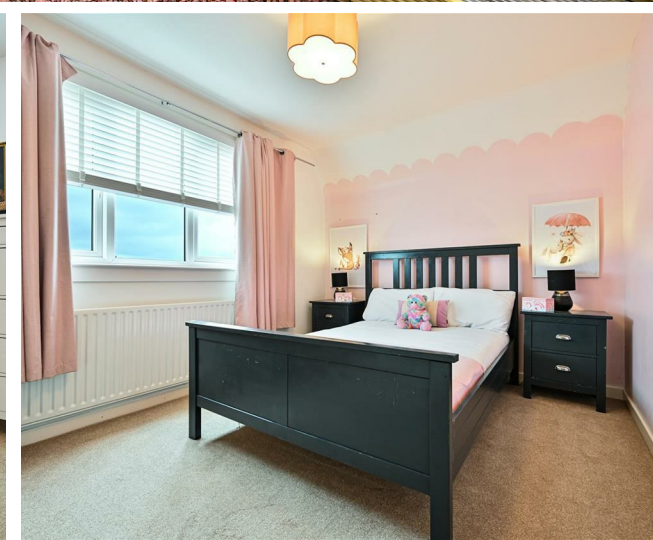
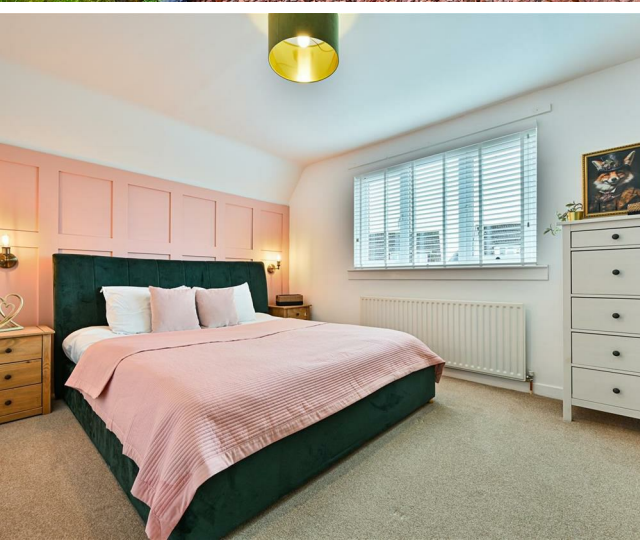
This beautifully presented four-bedroom detached villa enjoys a desirable position within a popular residential area of Carluke and offers spacious, flexible accommodation ideally suited to modern family living. The property has been tastefully upgraded throughout and benefits from a generous monoblock driveway, integral garage, and attractive enclosed garden grounds.

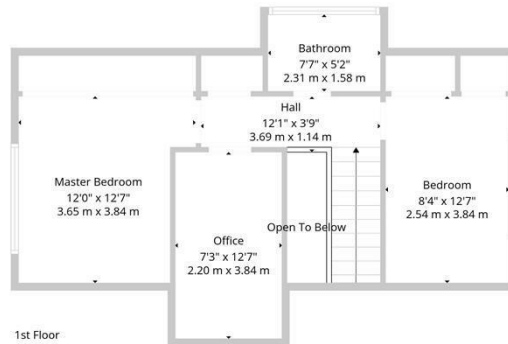
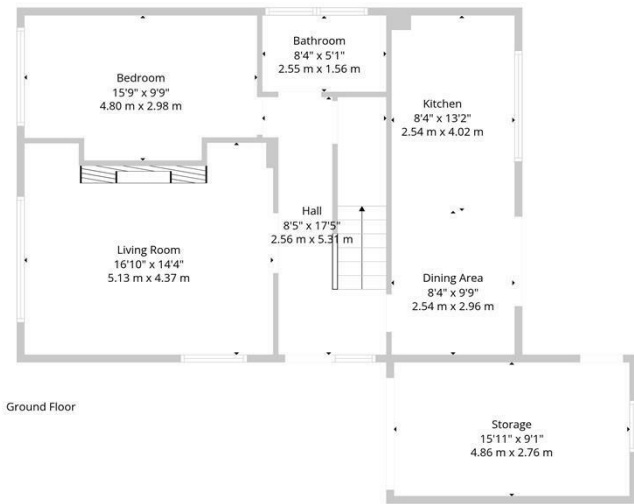
Internally, the accommodation on the ground floor comprises a welcoming reception hallway, a bright and generously proportioned lounge featuring a contemporary focal point fireplace and large front-facing window allowing an abundance of natural light, a modern fitted kitchen with ample wall and floor mounted units, and an open plan dining area ideal for everyday family living and entertaining. The ground floor further benefits from a versatile double bedroom and a convenient shower room.

On the upper level, there are three well-proportioned bedrooms including a spacious principal bedroom, together with a useful home office/study which could alternatively be utilised as a nursery or dressing room. A further contemporary bathroom completes the accommodation on this level. The upper landing overlooks the entrance area below, enhancing the feeling of space throughout the home.

Externally, the property enjoys private garden grounds to the front and rear. The front garden is chipped for easy maintenance and the rear garden includes a sizeable lawn and lovely elevated deck.

Carluke is a popular commuter town with excellent schools, shopping 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 and The West.





Ground Floor

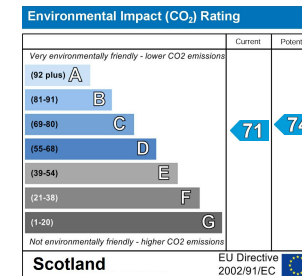
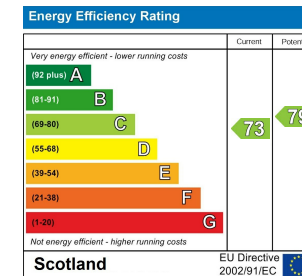
1st Floor

TOTAL: 1266 sq. ft, 118 m2
 Ground floor: 752 sq. ft, 70 m2, 1st floor: 514 sq. ft, 48 m2
 EXCLUDED AREAS: STORAGE: 144 sq. ft, 13 m2, LOW CEILING: 20 sq. ft, 2 m2, OPEN TO BELOW: 24 sq. ft, 2 m2,
 WALLS: 129 sq. ft, 11 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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