



AB Properties



9 Paddock Court  
, Carlisle, ML8 4AX

Offers over £299,995



5



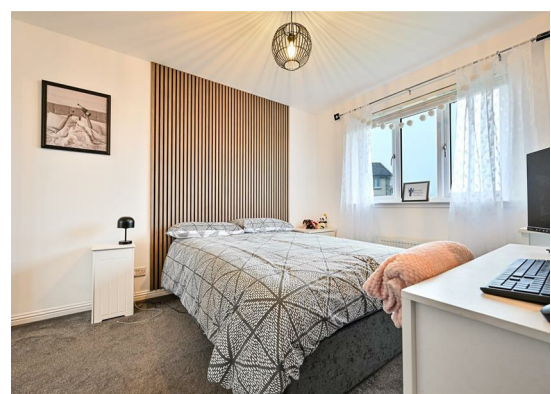
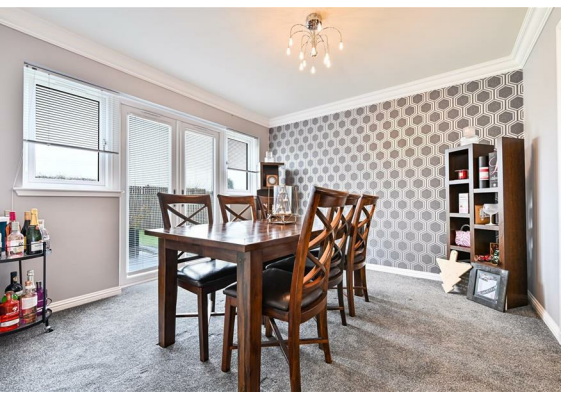
2



2



B





An impressive five-bedroom detached villa situated within a prestigious area of the popular commuter town of Carluke.

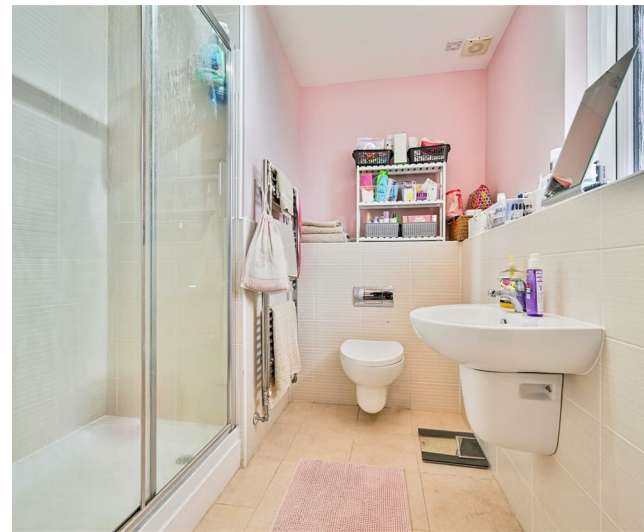
Set over two levels, the ground floor comprises a welcoming entrance hallway, a convenient WC, and a spacious lounge featuring a beautiful bay window, with French doors opening into a formal dining room. There is also a magnificent fully integrated kitchen with a breakfast bar island—truly the hub of the home—along with a second sitting room or fifth bedroom, formed as part of a garage conversion.

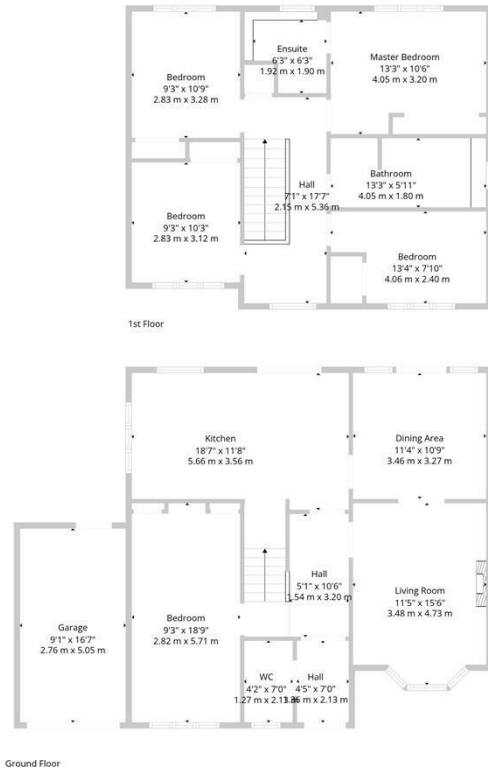
Upstairs offers a spacious landing, four generously sized double bedrooms with fitted wardrobes, a four-piece family bathroom, and a master en-suite shower room.

Additionally, the property benefits from gas central heating, double glazing, and ample storage facilities.

Externally, to the front of the property, there is an extensive monobloc driveway leading to a single garage. The private rear garden comprises a generous lawn, wraparound decking, and a charming “hobbit hut” complete with a built-in BBQ.

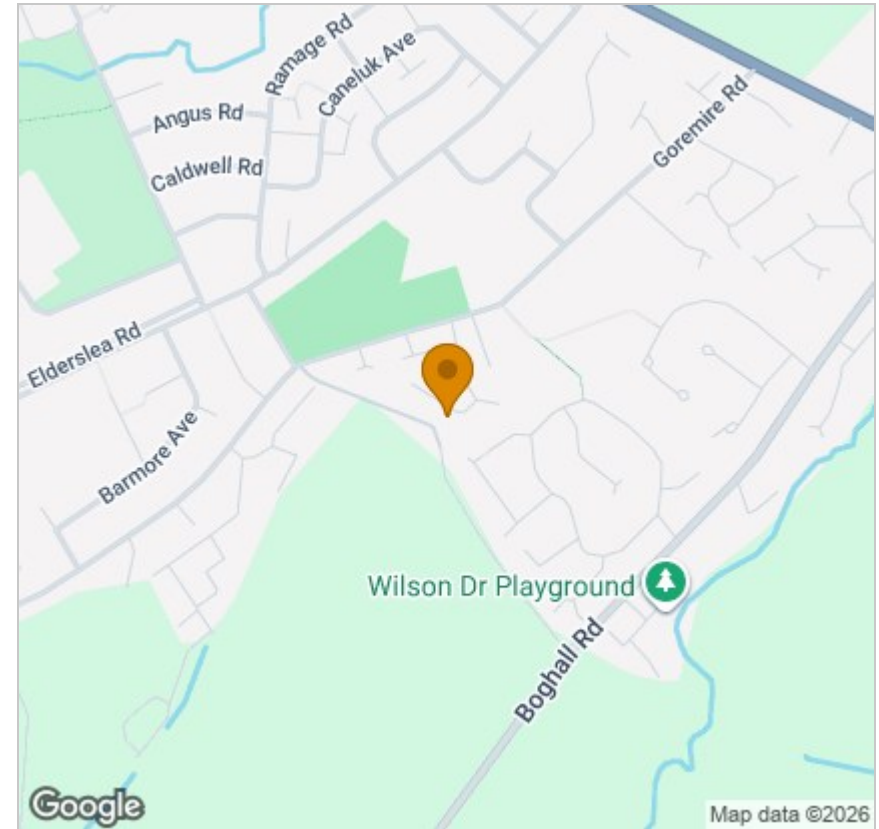
Carluke is a popular commuter town with excellent schools, shopping and recreational facilities, parks, and walkways. The property sits only a short walk from Carluke Train Station where trains run regularly direct to Glasgow and Edinburgh. The nearby M74 and M8 give access to Glasgow and The West.



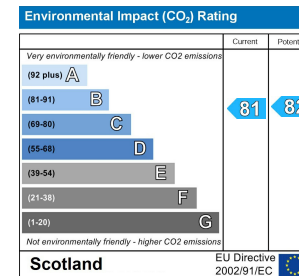
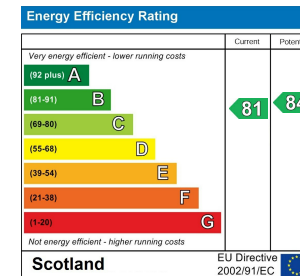


**TOTAL: 1593 sq. ft, 148 m2**  
 Ground floor: 855 sq. ft, 79 m2, 1st floor: 738 sq. ft, 69 m2  
 EXCLUDED AREAS: GARAGE: 150 sq. ft, 14 m2, WALLS: 136 sq. ft, 13 m2

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.

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