



AB Properties



14 Railway View

Carstairs, Lanark, ML11 8QA

Offers over £170,000



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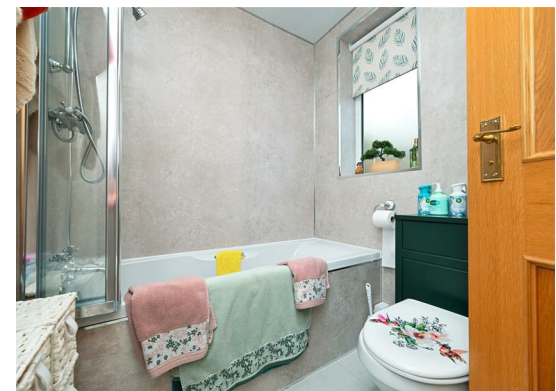
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This well-presented two-bedroom end-terrace home is situated within the popular village of Carstairs, near Lanark, and offers spacious and versatile accommodation arranged over two levels. With generous garden grounds and a private driveway, the property is sure to appeal to a wide range of buyers.

The property is entered via a welcoming hallway leading to the bright and spacious living room, where a traditional feature fireplace creates an attractive focal point.

The fitted kitchen offers an excellent range of wall and base units complemented by ample worktop and storage space, along with integrated appliances including an oven and cooker.

Also located on the ground floor is a generous double bedroom featuring extensive built-in wardrobes. A separate family room offers excellent flexibility and could also be used as a third bedroom or home office.

Completing the ground-floor accommodation is the family bathroom, fitted with a modern suite comprising a bath, separate shower enclosure, W/C and wash-hand basin.

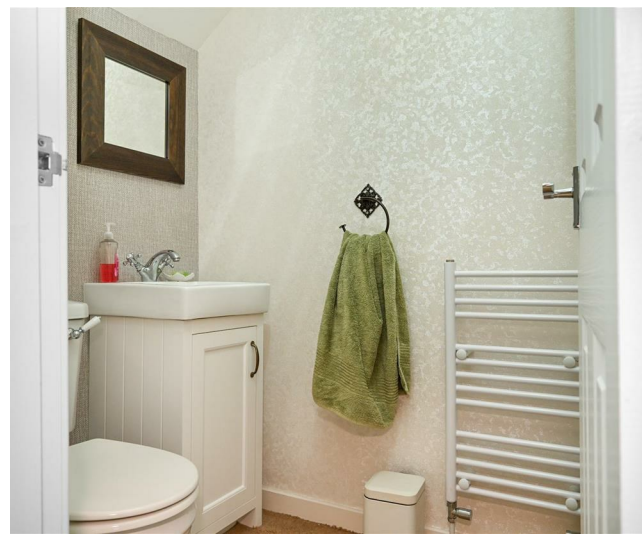
Upstairs, the spacious principal bedroom offers excellent proportions and benefits from its own en-suite W/C. An additional attic area provides useful storage space.

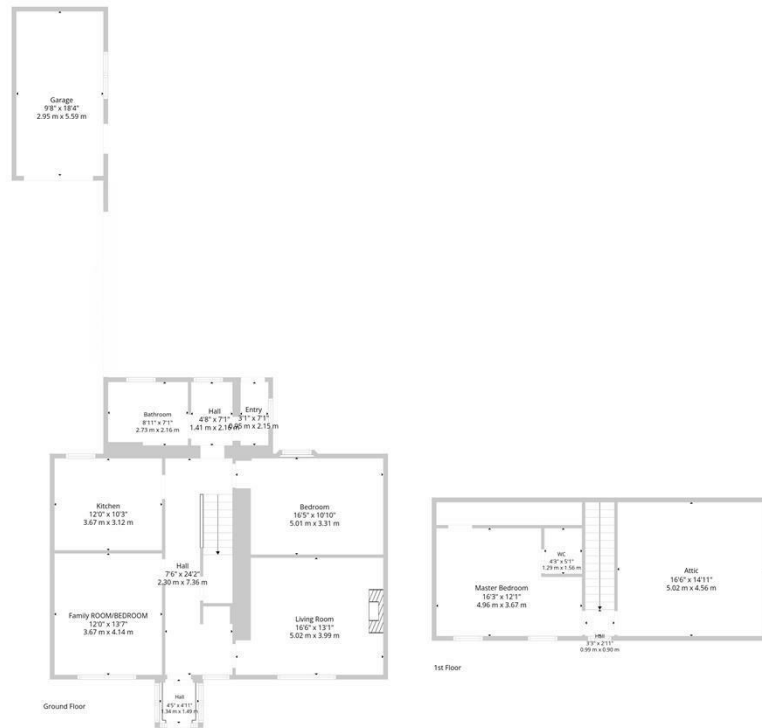
Externally, a private driveway extends along the side of the property, providing convenient off-street parking and access to the rear.

Further benefits include oil central heating and double glazing throughout the property.

The generous rear garden features a mix of lawn, decorative stone and patio areas, providing plenty of space for outdoor seating and entertaining. A detached garage and additional outbuildings provide further useful storage.

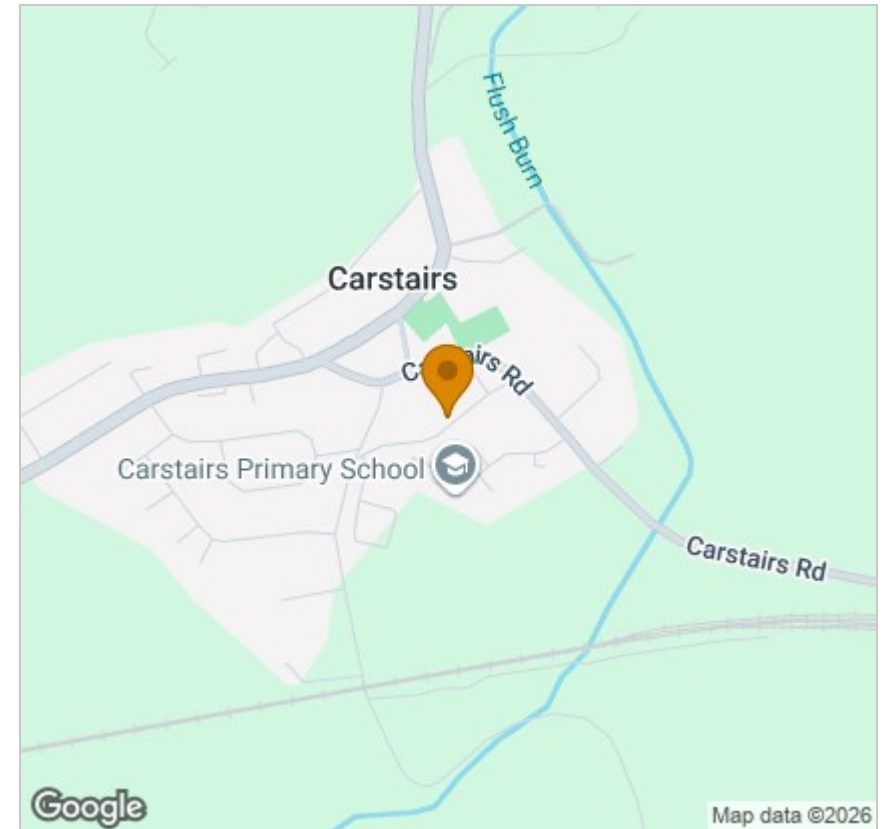
Carstairs offers a range of local amenities and schooling, while nearby Lanark provides a wider selection of shops, supermarkets and leisure facilities. The area also benefits from convenient transport links to surrounding towns and cities.



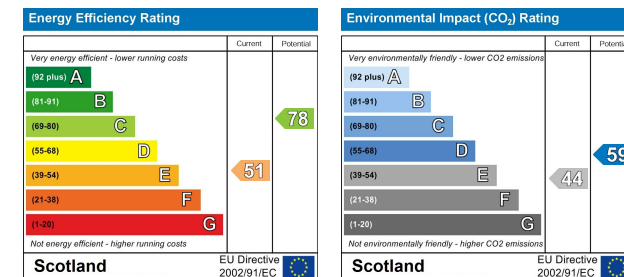


TOTAL: 1326 sq. ft, 123 m²
 Ground floor: 1065 sq. ft, 99 m², 1st floor: 261 sq. ft, 24 m²
 EXCLUDED AREAS: GARAGE: 179 sq. ft, 17 m², LOW CEILING: 132 sq. ft, 12 m², ATTIC: 157 sq. ft, 15 m²,
 WALLS: 142 sq. ft, 14 m²

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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