





## 9 St. Andrews Court

Carluke

Immaculately presented two-bedroom end terrace villa, ideally positioned within a central Carluke location and perfectly suited to first time buyers or those looking to downsize.

The property is entered via a welcoming entrance hallway with a generous under stair storage cupboard, providing access to both the lounge and kitchen. The bright and spacious lounge features a full width window and patio door formation, allowing an abundance of natural light and offering direct access to the rear decking, ideal for indoor and outdoor living during the summer months. The kitchen is well appointed with a wide range of base and wall mounted units, ample worktop space, a dining area, space for freestanding appliances and an integrated oven and hob. On the upper level, the landing leads to two well-proportioned double bedrooms, both benefiting from mirrored wardrobes, along with a modern and stylish family shower room.

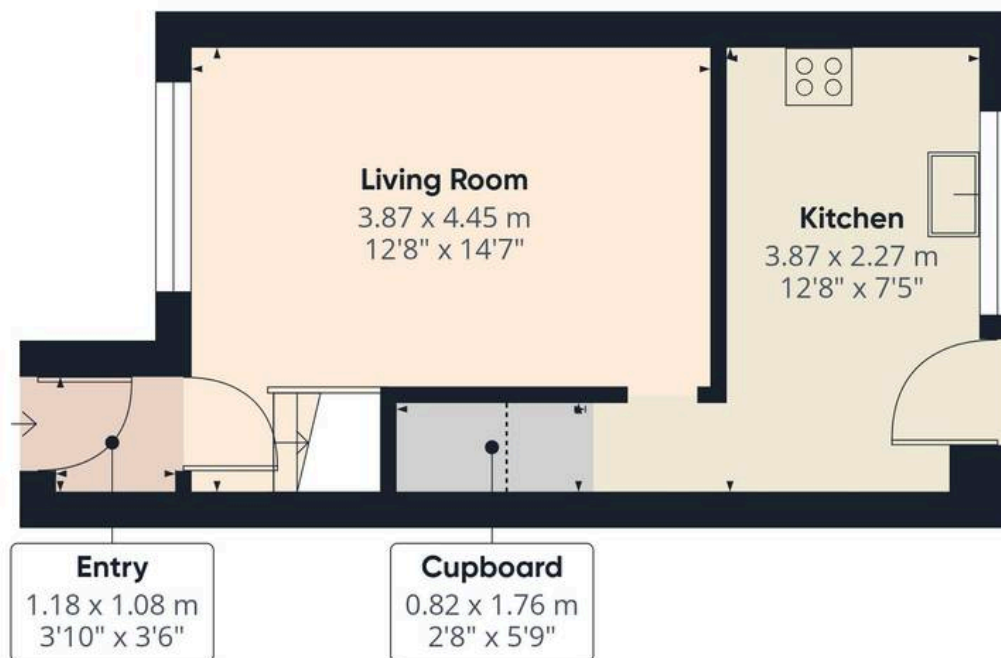
Externally, the property benefits from a parking area to the front. The private rear garden is fully enclosed and comprises a decked patio area, paved pathway and chipped section, all bounded by timber fencing.

Further features include double glazing and electric central heating throughout.

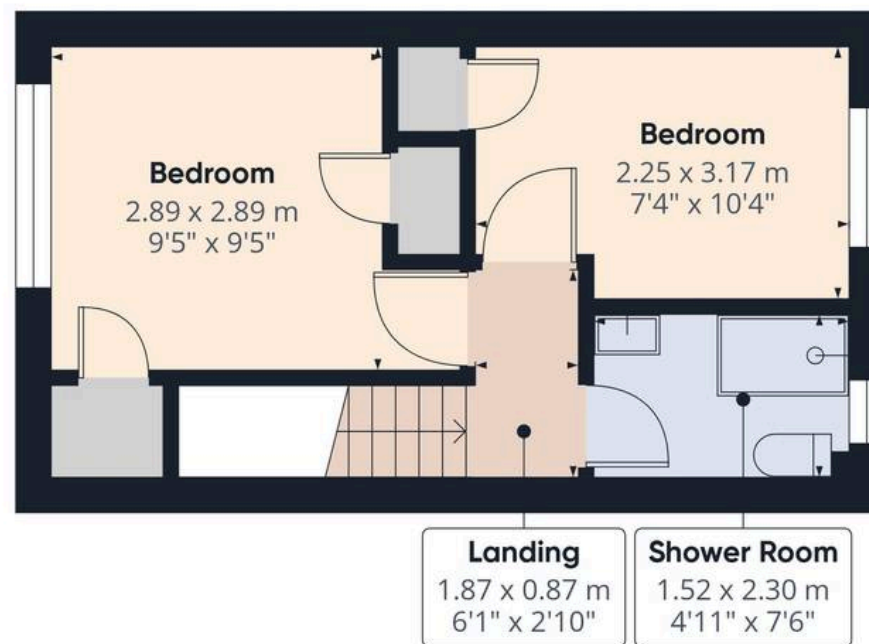








Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**

50 m<sup>2</sup>  
538 ft<sup>2</sup>

**Reduced headroom**

0.8 m<sup>2</sup>  
8 ft<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





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