



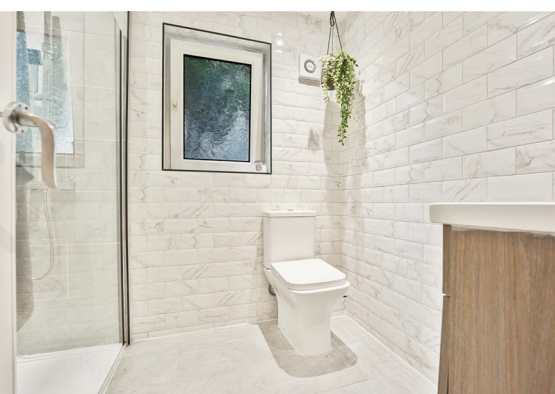
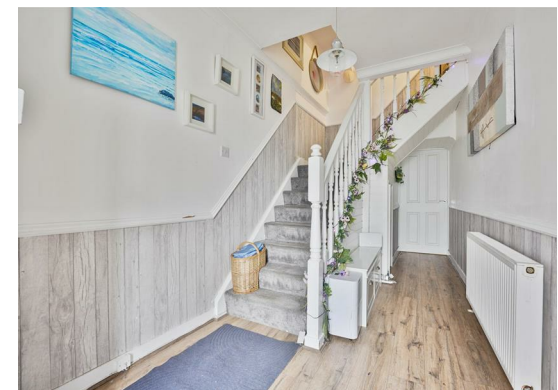
AB Properties



11 Lanark Road  
, Carluke, ML8 4HD

Fixed Price £179,995







Deceptively generous three-bedroom semi-detached cottage situated within the town centre of the popular commuter town of Carluke.

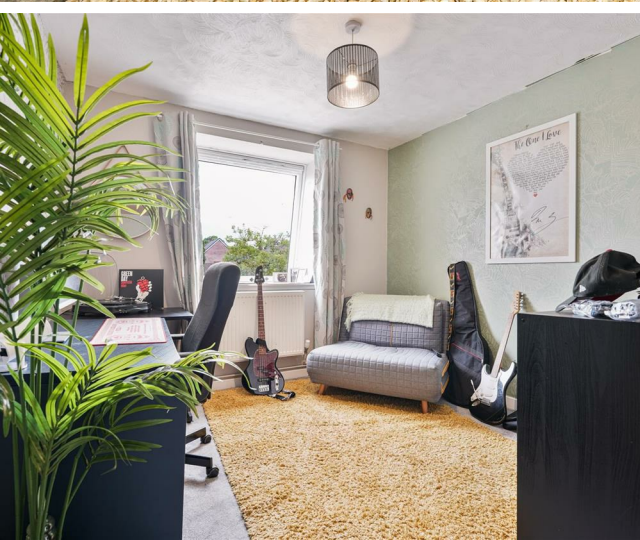
The accommodation is arranged over two levels with the ground floor comprising of a welcoming entrance hallway, a versatile bedroom or lounge with cosy log burner and a beautiful feature bay window, and a fantastic open-plan kitchen/ family room with separate utility room leading to a shower room. The large family room has ample space for a dining table and sofa, and the stylish kitchen includes an integrated eye-level double oven and ceramic hob.

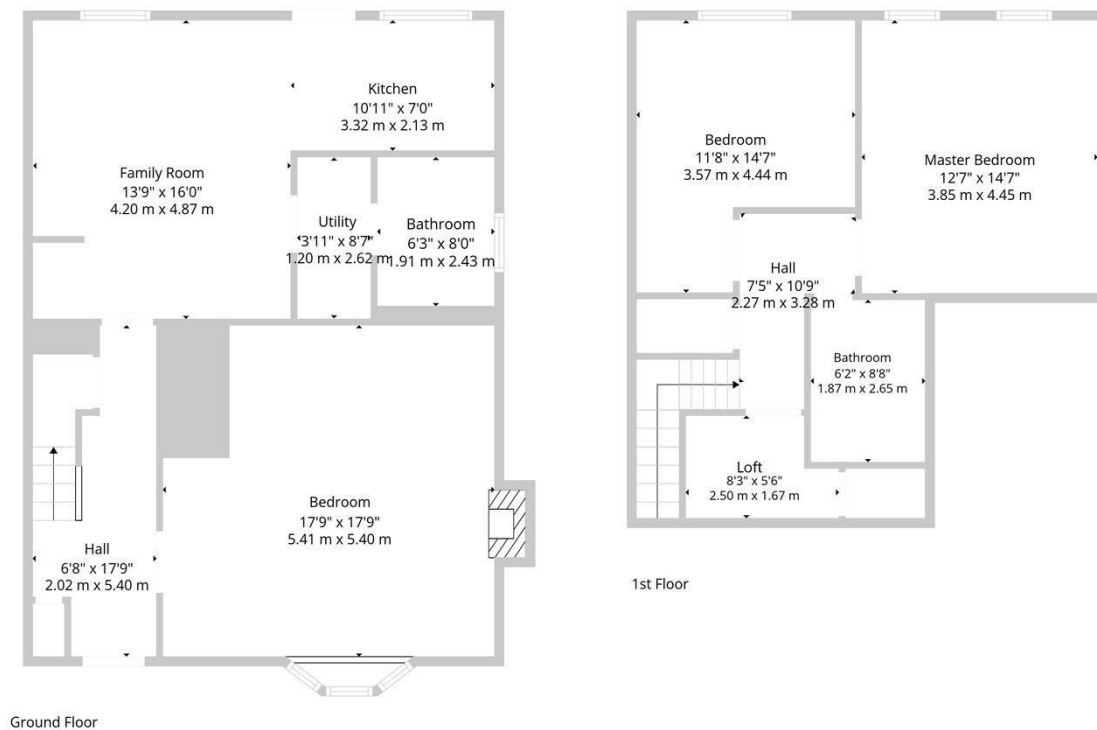
Upstairs offers a contemporary family bathroom with shower over bath, and two double bedrooms.

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

Externally there is an extensive monoblock driveway to the front of the property and a private split-level garden to the rear which comprises of a drying green and lovely paved/chipped patio area.

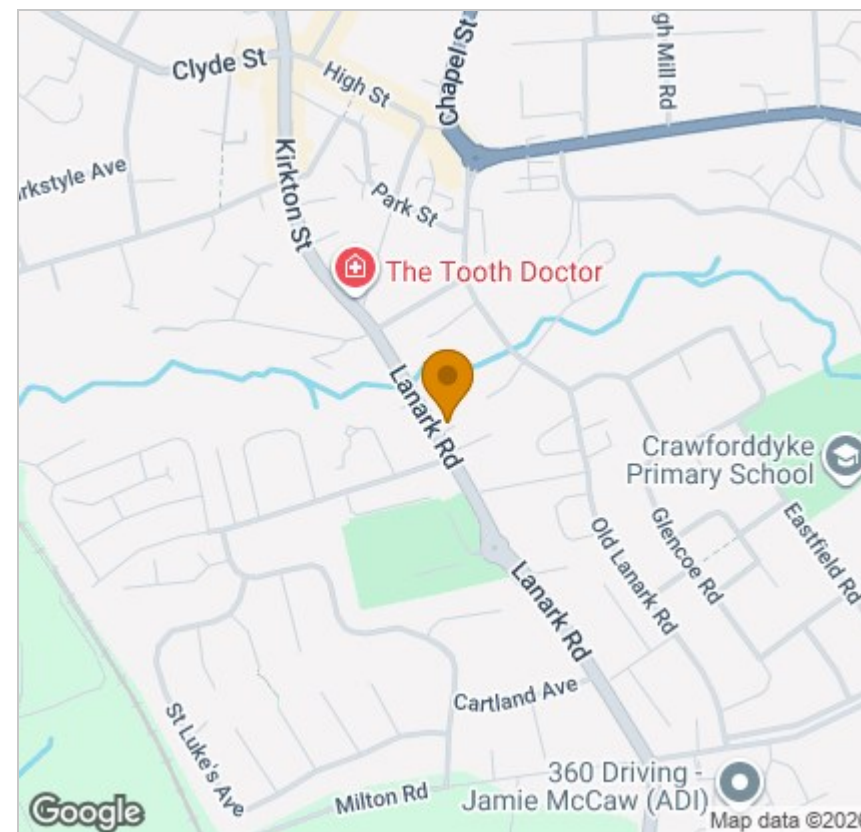
Carluke is a popular commuter town with excellent schools, a wide range of shopping and recreational facilities, parks, and walkways. For a wider range of facilities, Lanark and Hamilton town centres are a short drive away. The property sits only a short walk from Carluke Train Station where trains run regularly direct to Glasgow and Edinburgh. The nearby M74 and M8 give easy access to Glasgow and the West.



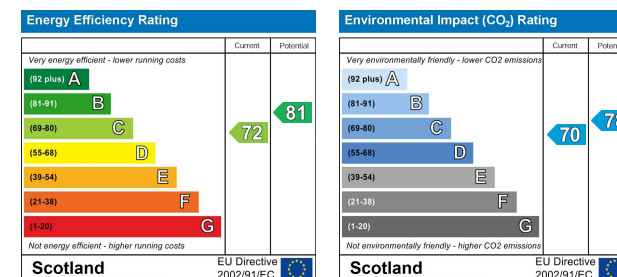


**TOTAL: 1362 sq. ft, 127 m<sup>2</sup>**  
 Ground floor: 816 sq. ft, 76 m<sup>2</sup>, 1st floor: 546 sq. ft, 51 m<sup>2</sup>  
 EXCLUDED AREAS: UTILITY: 34 sq. ft, 3 m<sup>2</sup>, FIREPLACE: 7 sq. ft, 1 m<sup>2</sup>, WALLS: 94 sq. ft, 8 m<sup>2</sup>

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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