



AB Properties



37/3 Market Road  
, Carluke, ML8 4BL

Offers over £94,000



## 37/3 Market Road

, Carluke, ML8 4BL

Well presented two bedroom ground floor flat situated within a central location in the popular commuter town of Carluke.

The flat is entered via a secure intercom system and well-kept stairwell. The internal accommodation comprises of an L-Shaped hallway, a spacious lounge with a lovely feature box bay window, and an integrated kitchen. There is also a contemporary shower room and two sizeable bedrooms with fitted storage/wardrobes.

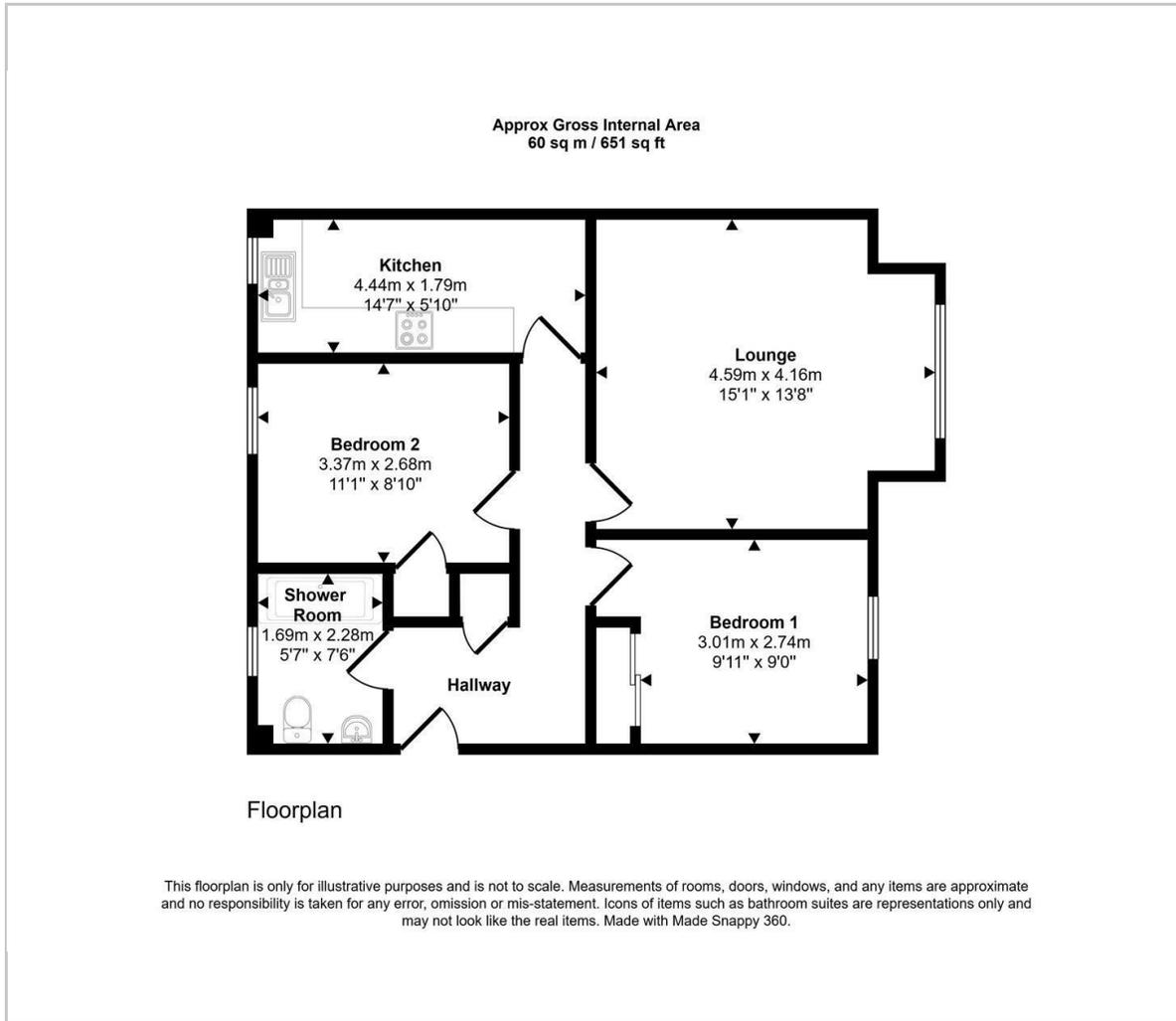
Additionally the flat benefits from gas central heating and double glazing.

Externally there is a communal drying area and car park with ample space for residents and guests.

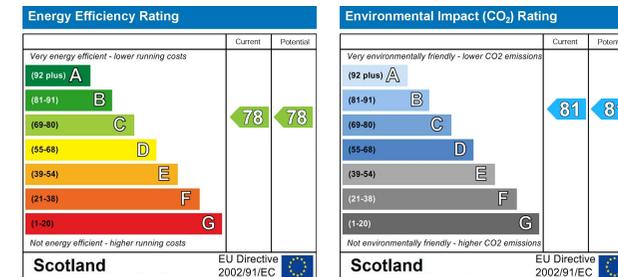
Carluke is a popular commuter town with excellent schools, shopping and recreational facilities, parks, and walkways. The property sits only a short walk from Carluke Train Station where trains run regularly direct to Glasgow and Edinburgh. The nearby M74 and M8 give access to Glasgow and The West.







### 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