



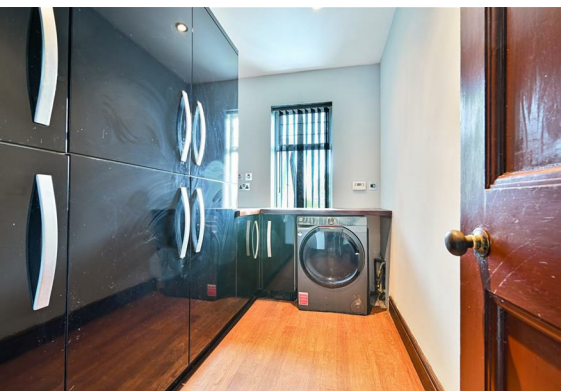
AB Properties



3 Victoria Avenue  
, Carlisle, ML8 5AG

Offers over £325,000







Set within a sought after residential area in Carluke, this impressive split level bungalow occupies an enviable corner plot on Victoria Avenue and offers spacious and versatile accommodation throughout.

Freshly painted throughout and complemented by newly fitted carpets, the property blends traditional character with modern family living. The home retains many original features including stained glass windows, traditional doors and facias, together with attractive feature fireplaces adding warmth and charm.

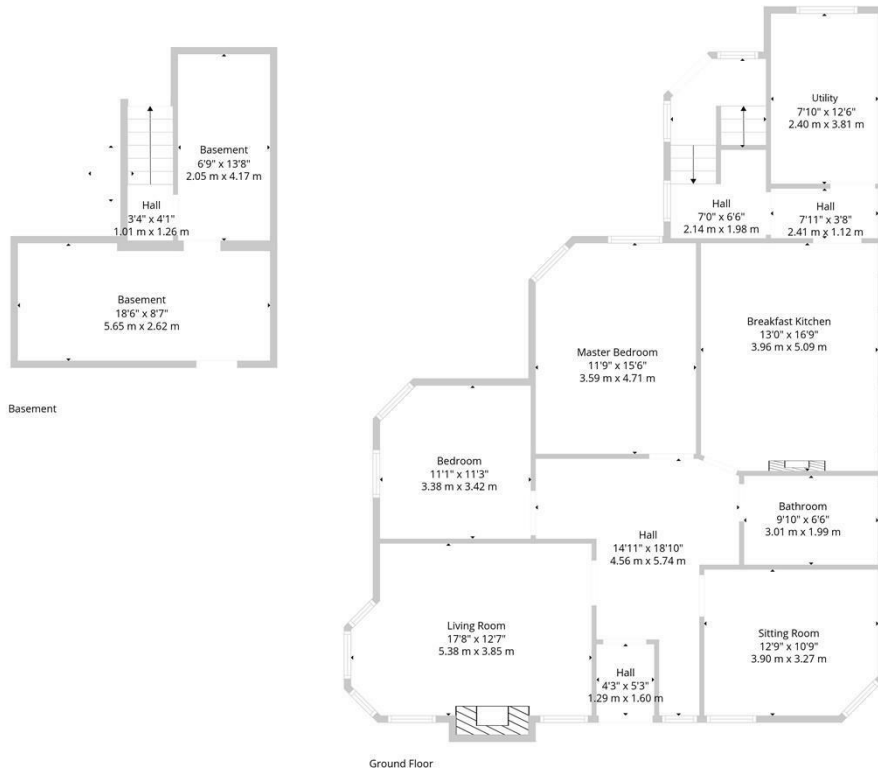
The accommodation comprises a welcoming entrance vestibule leading into a broad reception hall, a formal lounge with gorgeous feature fire and bay window providing an attractive focal point to the room, and a second sitting room with dual aspect windows which could also be utilised as a third bedroom if required. There is also a spacious family bathroom fitted with a shower over the bath together with a generously sized dining kitchen.

The kitchen has been fitted with a range of wall and floor mounted units and includes a selection of integrated appliances including a wine cooler, gas hob and mid-height oven. A separate utility room provides additional appliance space and further storage.

There are two generously proportioned bedrooms located on the main level. A hallway positioned just off the kitchen provides staircase access to the upper level where the utility room is located, completing the accommodation. A further staircase from the kitchen leads to the basement level where two substantial storage rooms can be found, offering excellent storage facilities and potential for a variety of uses.

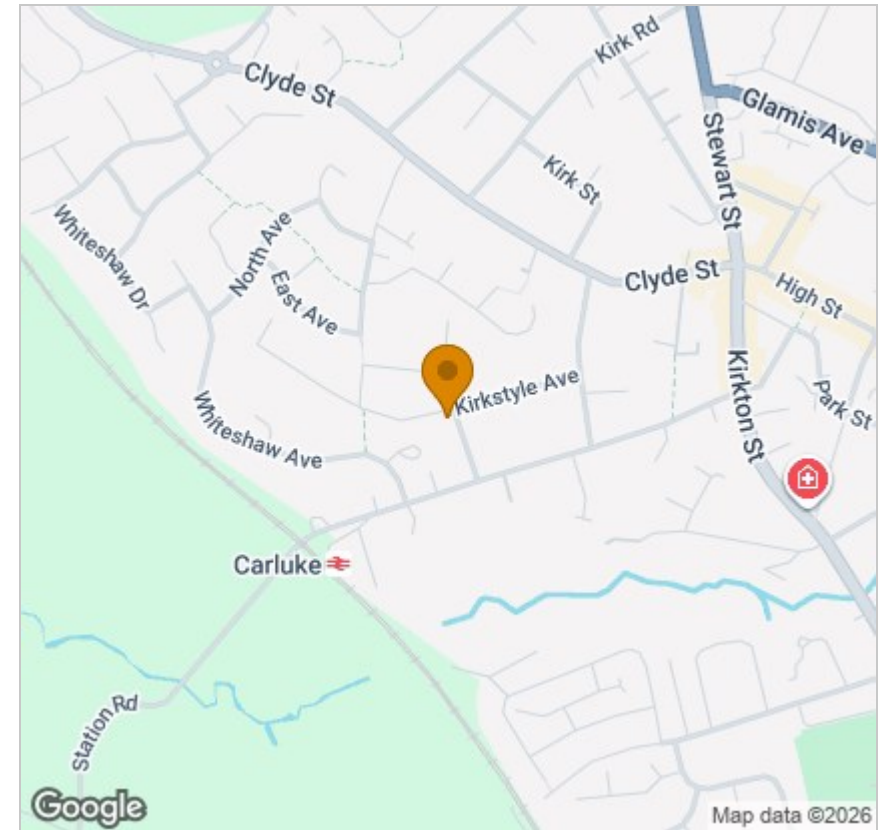
The property is heated via gas central heating and a mix of double glazed windows and sash and case windows are installed throughout. A floored attic space offers further development subject to the relevant consents.



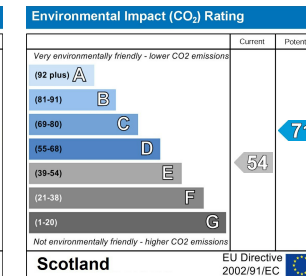
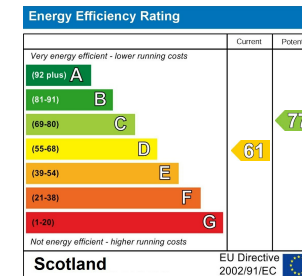


**TOTAL: 1419 sq. ft, 132 m<sup>2</sup>**  
 Basement: 39 sq. ft, 4 m<sup>2</sup>, Ground floor: 1380 sq. ft, 128 m<sup>2</sup>  
 EXCLUDED AREAS: BASEMENT: 252 sq. ft, 24 m<sup>2</sup>, FIREPLACE: 9 sq. ft, 1 m<sup>2</sup>, WALLS: 125 sq. ft, 11 m<sup>2</sup>

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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