



AB Properties

35 Chapel Street  
, Carlisle, ML8 4BA

Offers over £129,995



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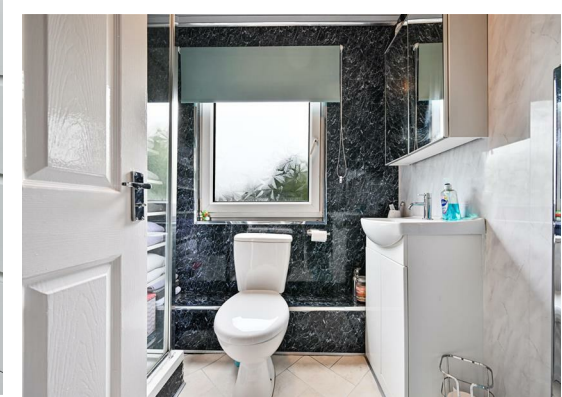
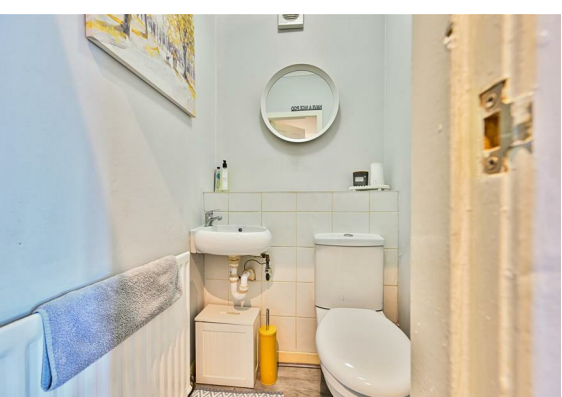
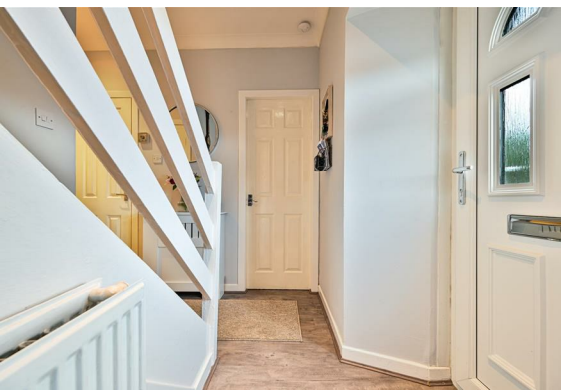
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This attractive two bedroom end-terraced cottage is presented in walk-in condition, offering a perfect blend of character and modern living.

The internal accommodation is arranged over two levels with the ground floor comprising of a welcoming L-shaped hallway with storage cupboard, a spacious lounge with patio doors to the rear garden, and a modern fully integrated kitchen with breakfast bar. There is also a convenient utility room and downstairs WC.

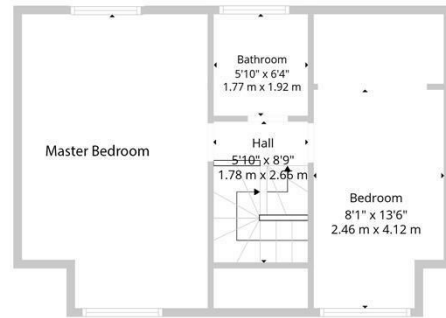
Upstairs offers a contemporary shower room and two sizeable bedroom, one of which includes a storage cupboard and fitted wardrobes.

The property further benefits from gas central heating and double glazing,.

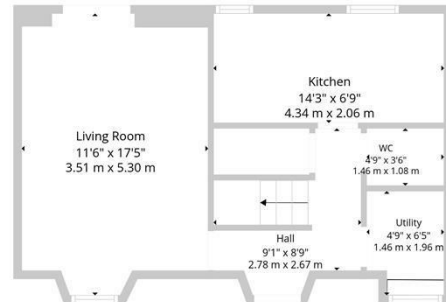
Externally, the home features a private garden to the rear comprising of an artificial lawn, a paved patio and two separate decked areas.

Carluke remains a popular choice for commuters, offering excellent schooling, a wide range of local amenities, recreational facilities, parks, and scenic walkways. The property is within walking distance of Carluke Train Station, providing regular direct services to Glasgow and Edinburgh, while the nearby M74 and M8 motorways ensure convenient access across the Central Belt.





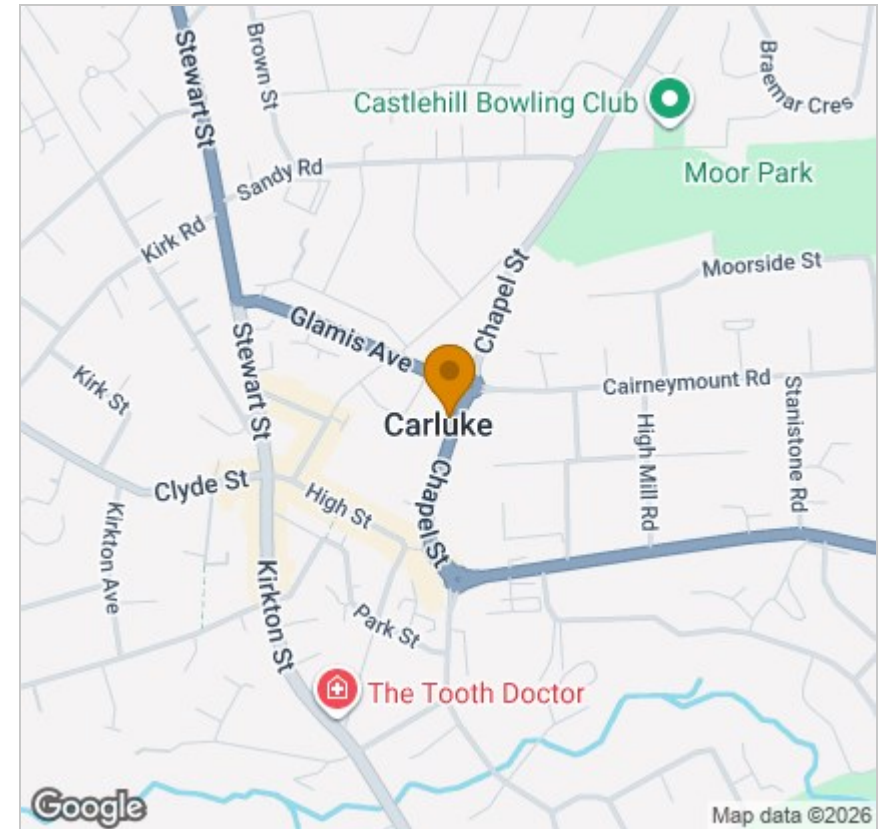
1st Floor



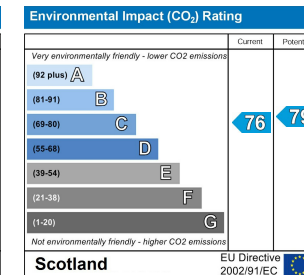
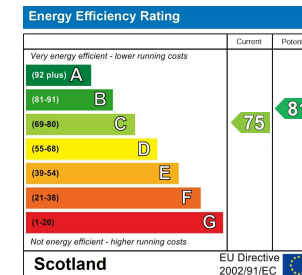
Ground Floor

**TOTAL: 860 sq. ft, 80 m2**  
 Ground floor: 401 sq. ft, 37 m2, 1st floor: 459 sq. ft, 43 m2  
 EXCLUDED AREAS: UTILITY: 29 sq. ft, 3 m2, WALLS: 91 sq. ft, 8 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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