



AB Properties



17/8 Carnwath Road  
, Carlisle, ML8 4DF

Offers over £127,500





## 17/8 Carnwath Road

, Carluke, ML8 4DF

Spacious two-bedroom upper apartment situated within a sought-after and central location in the popular town of Carluke.

Access is via a secure intercom system and communal stairwell. The flat itself boasts generous and flexible accommodation arranged over one level comprising of a welcoming hallway with large storage cupboard, a spacious lounge with patio doors and Juliette balcony, and a brand new open-plan dining kitchen with a range of integrated appliances including an eye-level oven, microwave oven, gas hob, extractor fan, fridge-freezer, and washing machine. Further accommodation includes a modern family bathroom with shower over bath, and two sizeable bedrooms with fitted wardrobes.

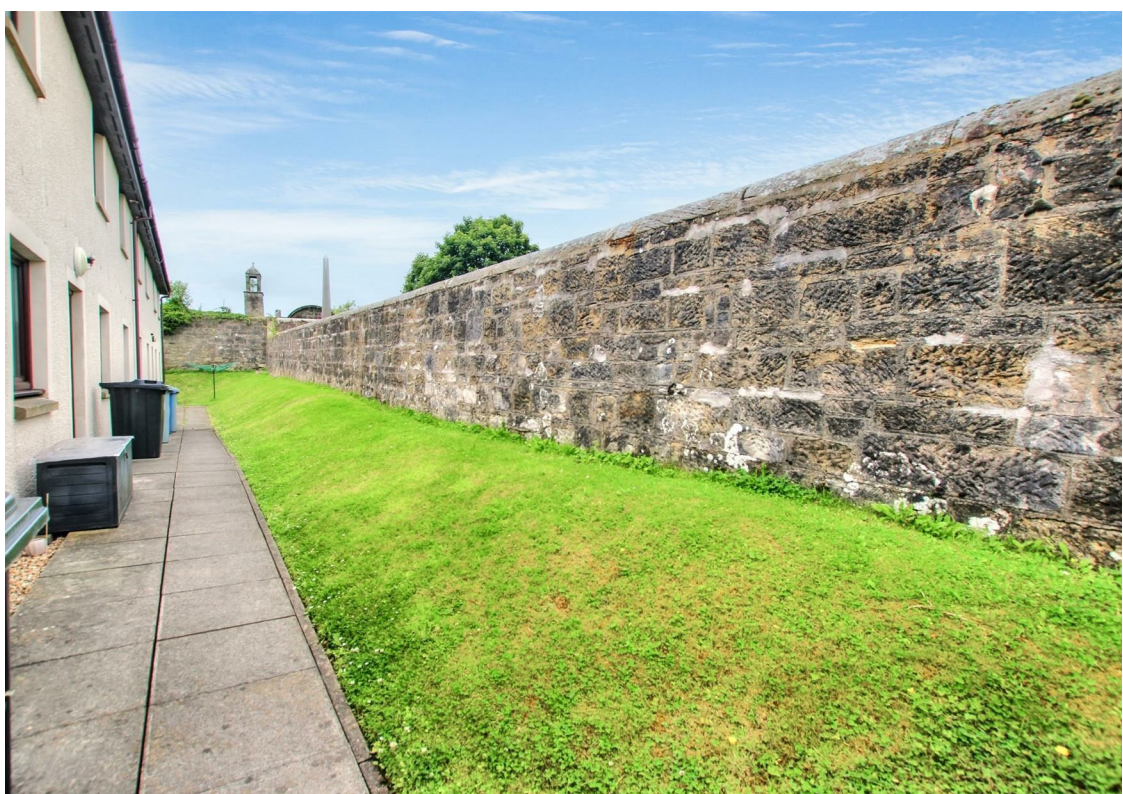
Additionally, the apartment benefits from gas central heating and double glazing.

Externally there is a communal drying area to the rear and a monoblocked car park to the front with ample parking for residents and guests.

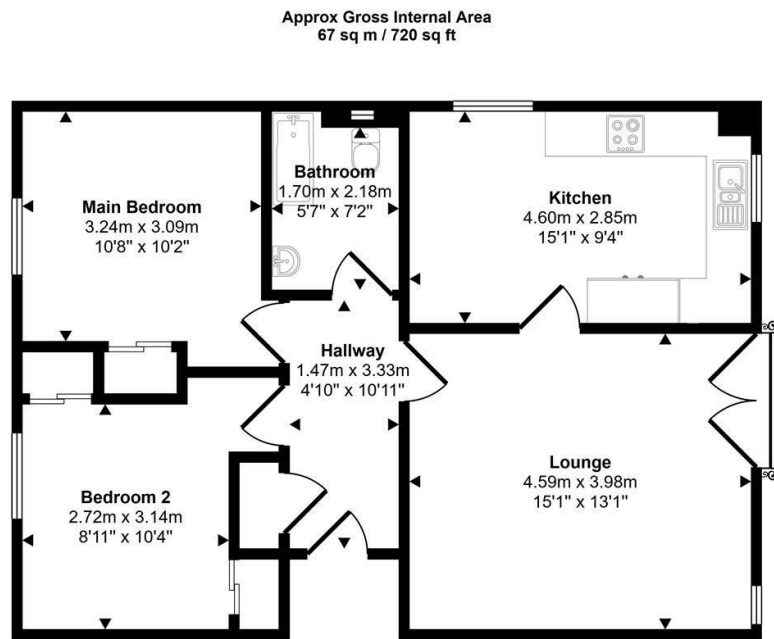
Carluke is a popular town with excellent schools, a wide range of shopping facilities, parks, walkways and regular bus and train services which link with Glasgow and Edinburgh. For a wider range of shopping facilities, Lanark and Hamilton town centres are a short drive away and provide a wide range of sports facilities, retail parks and several golf courses. For those commuting by car there is access via the national road network system to the surrounding towns and cites including the M74 and M8.









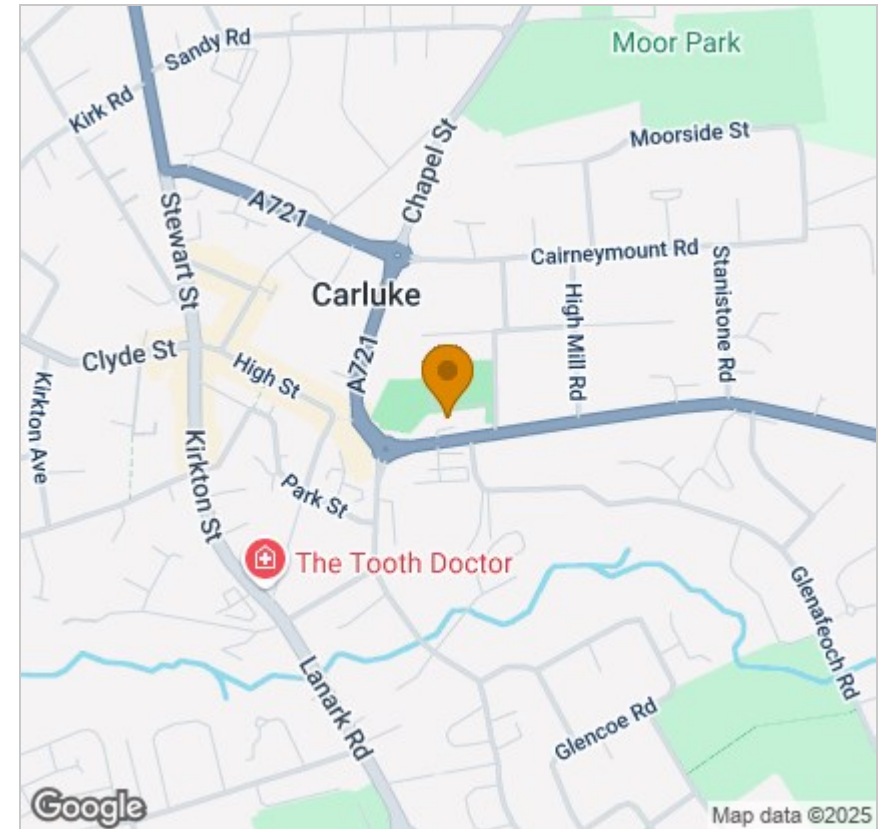


Floorplan

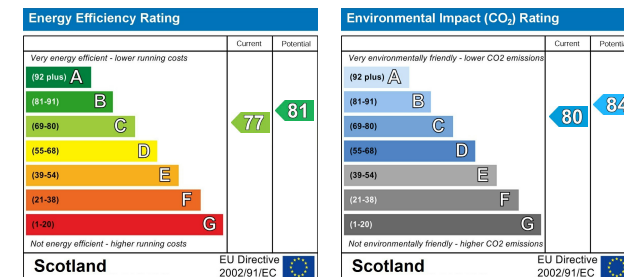
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

## 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.



## Energy Efficiency Graph



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.

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