AB Properties

# 45 Lanark Road

, Carluke, ML8 4HE

**Offers over £499,995**

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An impressive and substantial detached period home occupying a generous plot within central Carluke. Extending to approximately 2,241 sq ft, this characterful property offers exceptionally spacious and versatile accommodation over two levels, combining beautiful traditional features with a contemporary kitchen and excellent family living space.

The accommodation begins with an entrance porch leading into the hallway. The ground floor provides an abundance of flexible living space, including a generous living room and impressive family room, both enhanced by beautiful bay windows. Traditional features throughout include high ceilings, decorative cornicing, timber finishes, feature fireplaces and attractive stained and leaded glass.

The modern fitted kitchen provides an excellent range of sleek wall and base units, contrasting worktops and integrated appliances, with a rooflight allowing additional natural light into the room.
Also located on the ground floor is the principal bedroom, benefiting from its own en-suite shower room, making the layout particularly versatile for family living or those seeking ground-floor bedroom accommodation.

Upstairs, the spacious landing leads to five further well-proportioned bedrooms, several retaining attractive period fireplaces and original features. A family bathroom completes the upper level.

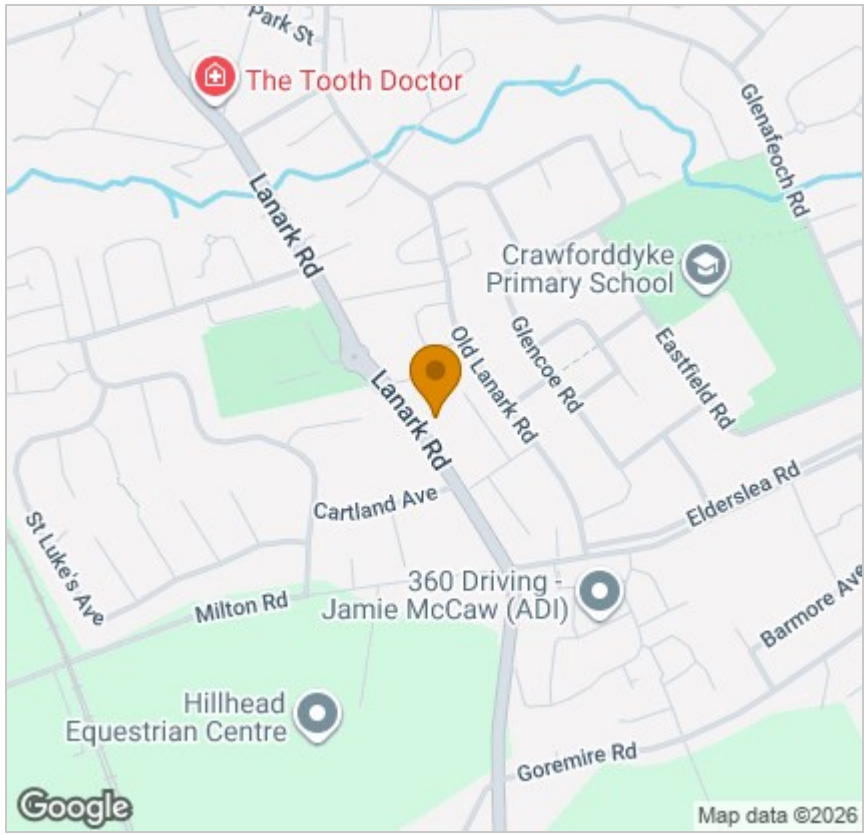
Further benefits include gas central heating.

Externally, the home sits within generous, mature garden grounds, surrounded by established trees and planting which provide an excellent degree of privacy. A substantial driveway provides ample off-street parking for multiple cars and leads to a detached garage.

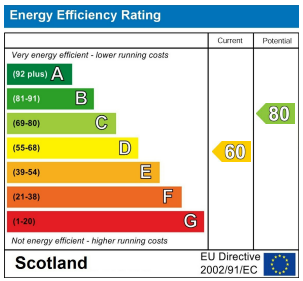
Rarely available, this distinctive period home offers an impressive combination of space, character, privacy and a highly convenient central Carluke location, with shops, schools, amenities and transport links all within easy reach.

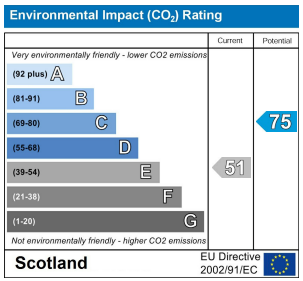
**TOTAL: 2241 sq. ft, 208 m2**
Ground floor: 1254 sq. ft, 116 m2, 1st floor: 987 sq. ft, 92 m2
EXCLUDED AREAS: GARAGE: 221 sq. ft, 21 m2, PORCH: 25 sq. ft, 2 m2, SCREENED PORCH: 27 sq. ft, 2 m2,
UNDEFINED: 24 sq. ft, 2 m2, UNDEFINED: 26 sq. ft, 2 m2, FIREPLACE: 29 sq. ft, 2 m2,
WALLS: 193 sq. ft, 19 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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