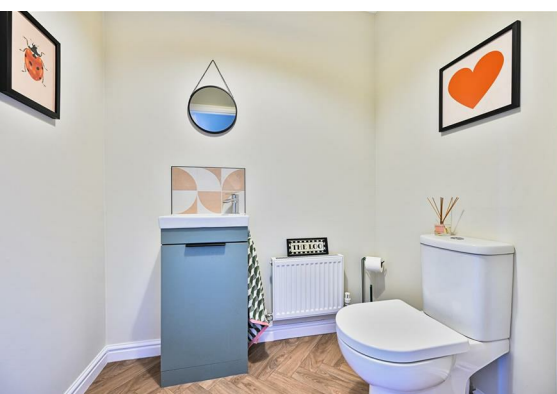
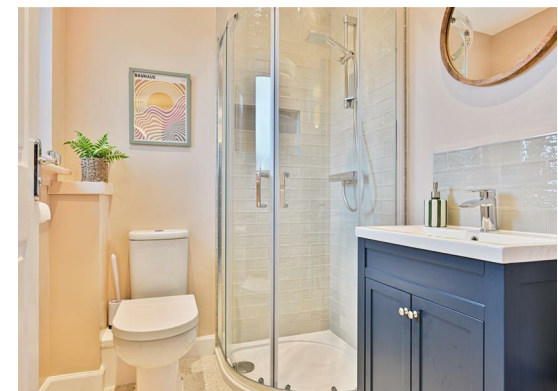




61 Balcastle Crescent
, Carlisle, ML8 4LG

Offers over £224,995





Beautifully presented three-bedroom detached property, situated within a desirable residential development in the popular commuter town of Carluke.

Set over two levels, the property offers generous accommodation throughout. The ground floor comprises a welcoming entrance hallway with a large storage cupboard, a bright and spacious lounge, and a convenient WC. The modern kitchen, open plan to the dining area with French doors leading to the rear garden, forms the heart of the home, while a separate utility room provides additional space for appliances.

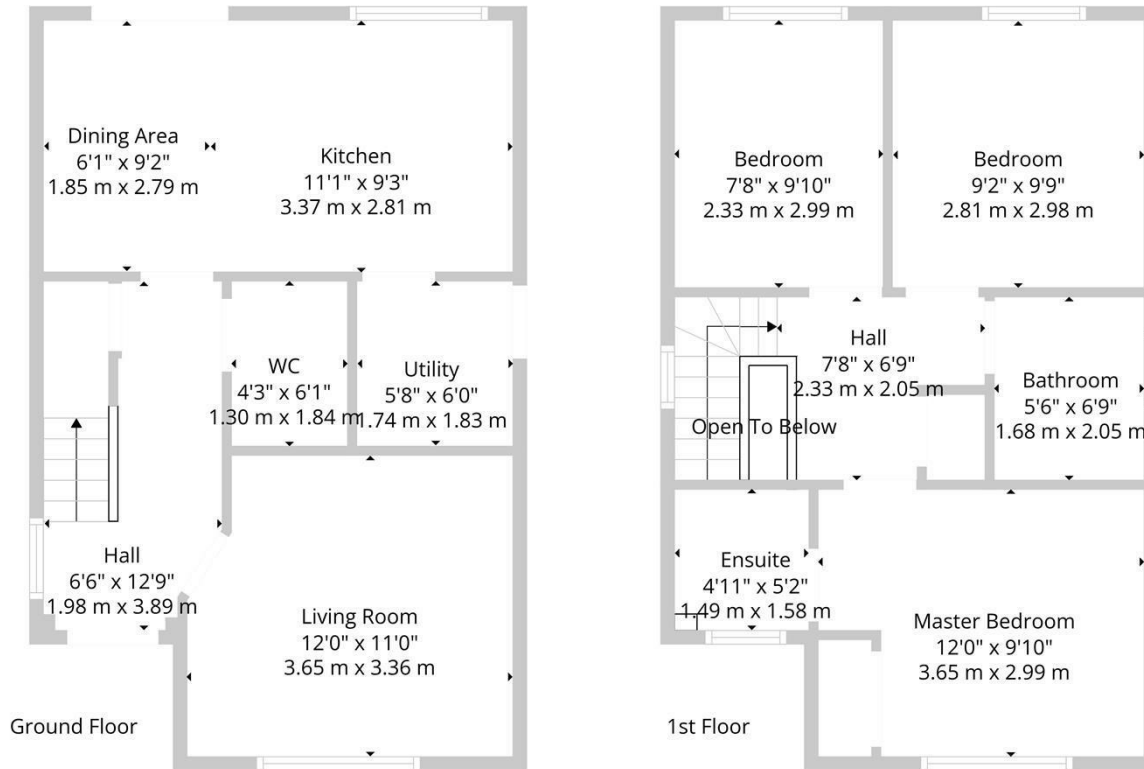
The upper level hosts a landing with storage cupboard, a modern family bathroom, and three well-proportioned bedrooms. Two bedrooms benefit from fitted storage, while the master bedroom further enjoys an ensuite shower room.

The property is enhanced by gas central heating and double glazing and has been freshly decorated throughout with new flooring, along with newly installed WC and ensuite facilities.

Externally, the property occupies an enviable position within the development, enjoying open countryside views. To the front, there is a modest lawn and extensive chipped driveway, while the private south-facing rear garden features a generous lawn and a paved patio area.

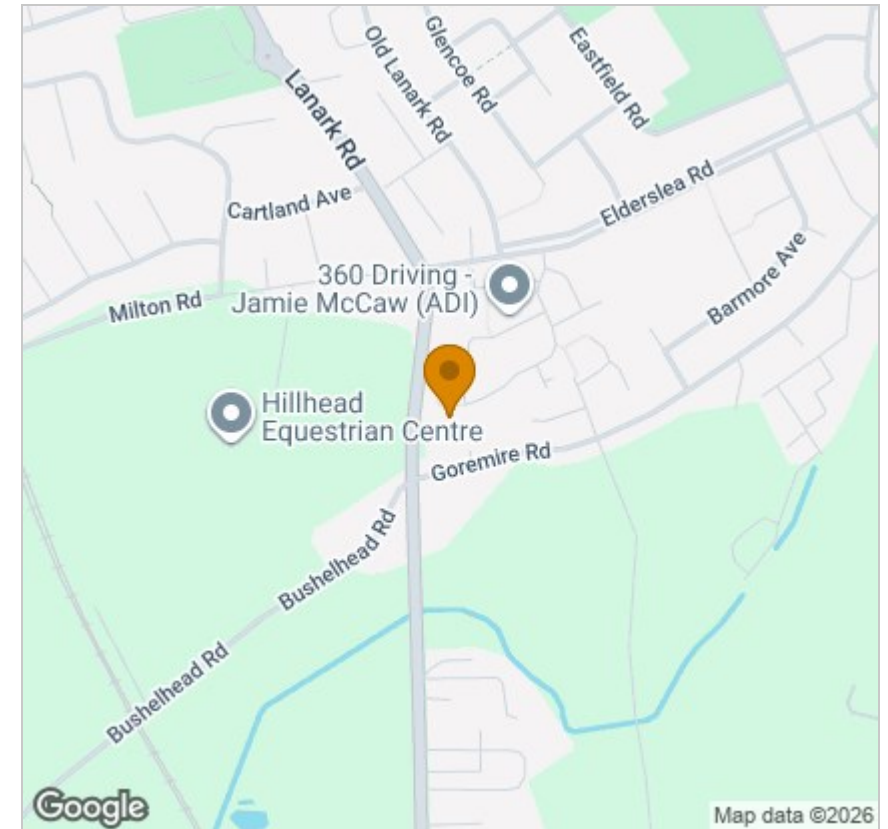
Carluke remains a highly popular choice for commuters, offering excellent schooling, a wide range of local amenities, recreational facilities, parks, and scenic walkways. The property is within walking distance of Carluke Train Station, providing direct services to Glasgow and Edinburgh, while the nearby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



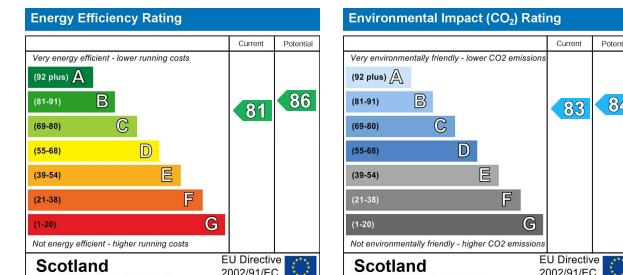


TOTAL: 841 sq. ft, 78 m2
 Ground floor: 406 sq. ft, 38 m2, 1st floor: 435 sq. ft, 40 m2
 EXCLUDED AREAS: UTILITY: 35 sq. ft, 3 m2, OPEN TO BELOW: 6 sq. ft, 1 m2, WALLS: 90 sq. ft, 10 m2

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.

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