



AB Properties

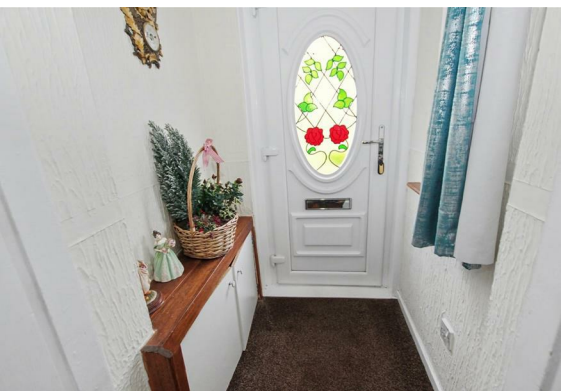


12 Mayfield Place  
, Carlisle, ML8 4HQ

Offers over £99,995











Situated within a popular and well-established residential area of Carluke, this attractive two bedroom semi-detached property offers well-proportioned accommodation ideal for first-time buyers, downsizers or young families.

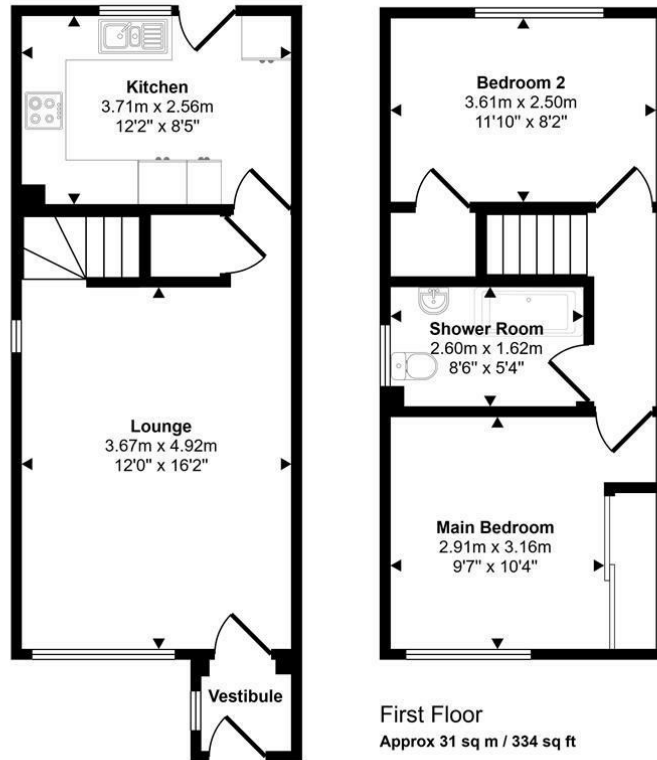
The ground floor accommodation comprises a welcoming entrance vestibule leading into a bright lounge, which benefits from a staircase providing access to the upper level and a useful storage cupboard. To the rear of the property is the modern fitted kitchen, which enjoys direct access to the rear garden. The kitchen is well equipped with a range of integrated appliances including a fridge-freezer, washing machine, mid-height microwave and oven, ceramic hob and extractor hood.

On the upper level there are two generous double bedrooms, with the principal bedroom further enhanced by built-in wardrobes. Completing the accommodation is a contemporary shower room. The property benefits from gas central heating and double glazed windows throughout.

Externally, the front garden is laid with low-maintenance chips, with a driveway positioned to the side providing off-street parking. The rear garden features a paved patio area with steps leading down to a lower chipped patio, complemented by a planted section with established shrubs and a timber shed, creating a pleasant and practical outdoor space.



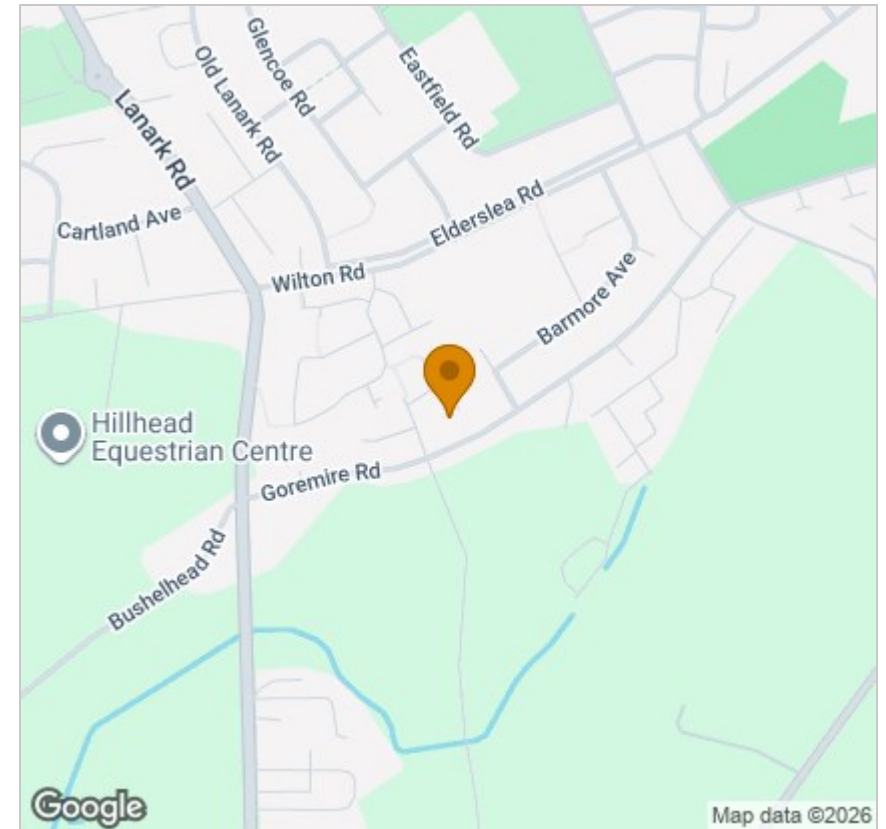
Approx Gross Internal Area  
65 sq m / 695 sq ft



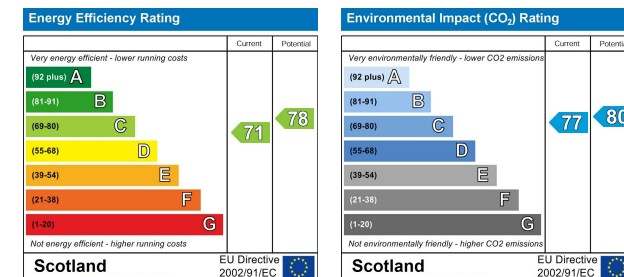
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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