

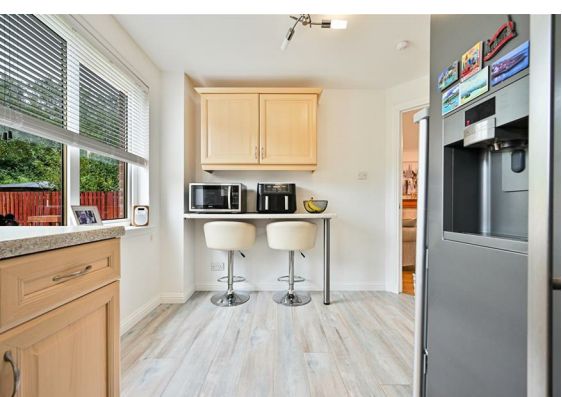
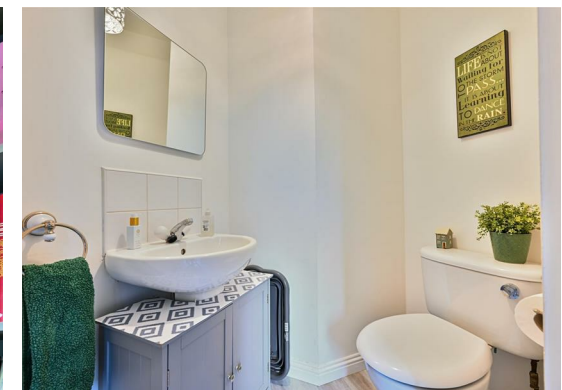


AB Properties

16 Sanson Lane
, Carlisle, ML8 4RQ

Offers over £279,995







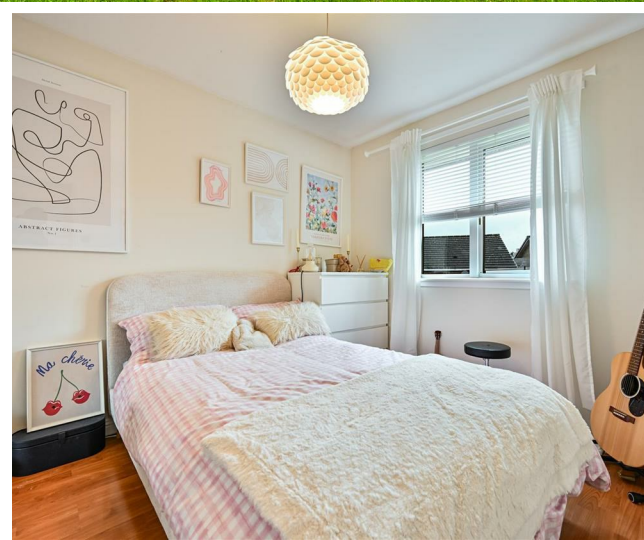
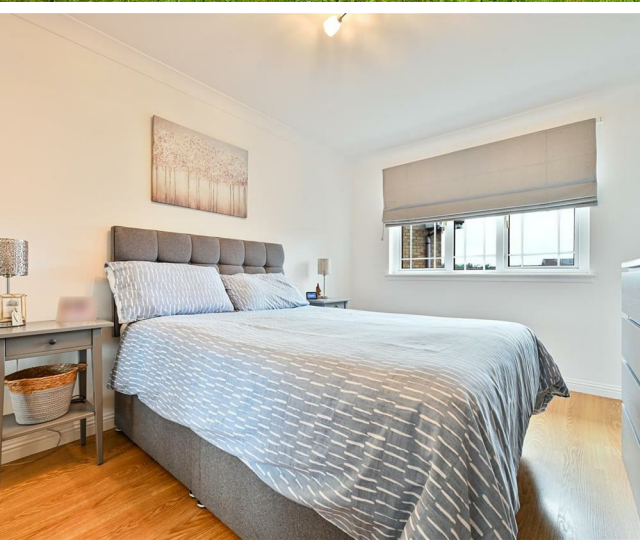
This impressive four-bedroom detached family home offers generous and versatile accommodation extending to approximately 1,242 sq ft, ideally suited to modern family living. The property benefits from a well-planned layout over two levels, a converted garage providing a particularly useful additional reception room, and a desirable position within Carluke.

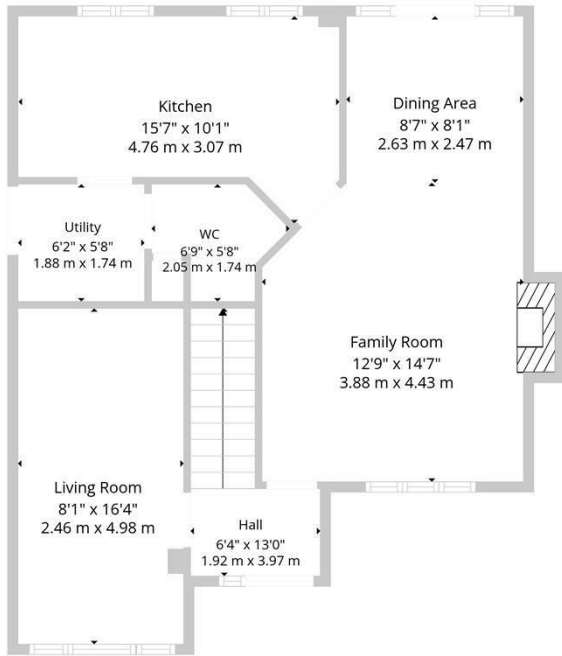
The welcoming entrance hallway provides access to the principal ground-floor accommodation and stairs leading to the first floor. A spacious living room offers a comfortable setting for relaxing and entertaining while the adjoining dining area creates a dedicated space for family meals and entertaining. A generous family room, created through the conversion of the original garage, offers a versatile space depending on individual requirements. The well-proportioned kitchen provides excellent space for everyday family use. A useful utility room and downstairs WC further enhance the practicality of the accommodation.

The first floor provides four well-proportioned bedrooms, making this an excellent home for a growing family. The master bedroom benefits from its own en-suite shower room, providing a private and convenient facility. A centrally positioned family shower room completes the upper accommodation.

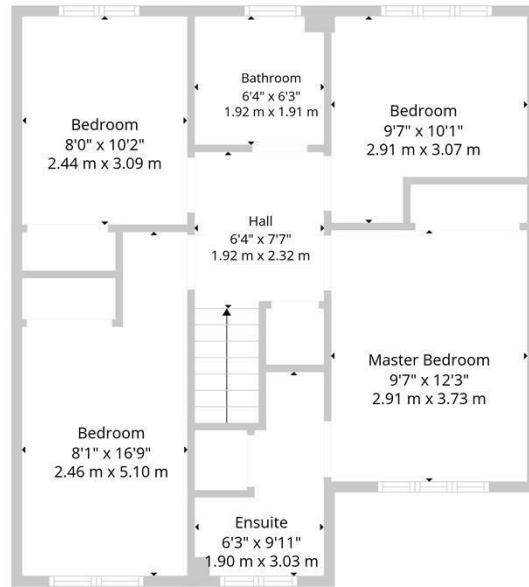
Externally, to the front of the property, there is an extensive monobloc driveway. The private rear garden has been landscaped to include a generous lawn, a lovely paved patio and an elevated deck. The large timber shed is included in the sale.

Carluk offers a wide range of everyday amenities, including shops, supermarkets and leisure facilities, alongside primary and secondary schooling. The town also benefits from excellent transport connections, with Carluk train station providing regular services towards Glasgow and Edinburgh, as well as convenient road links to surrounding towns.





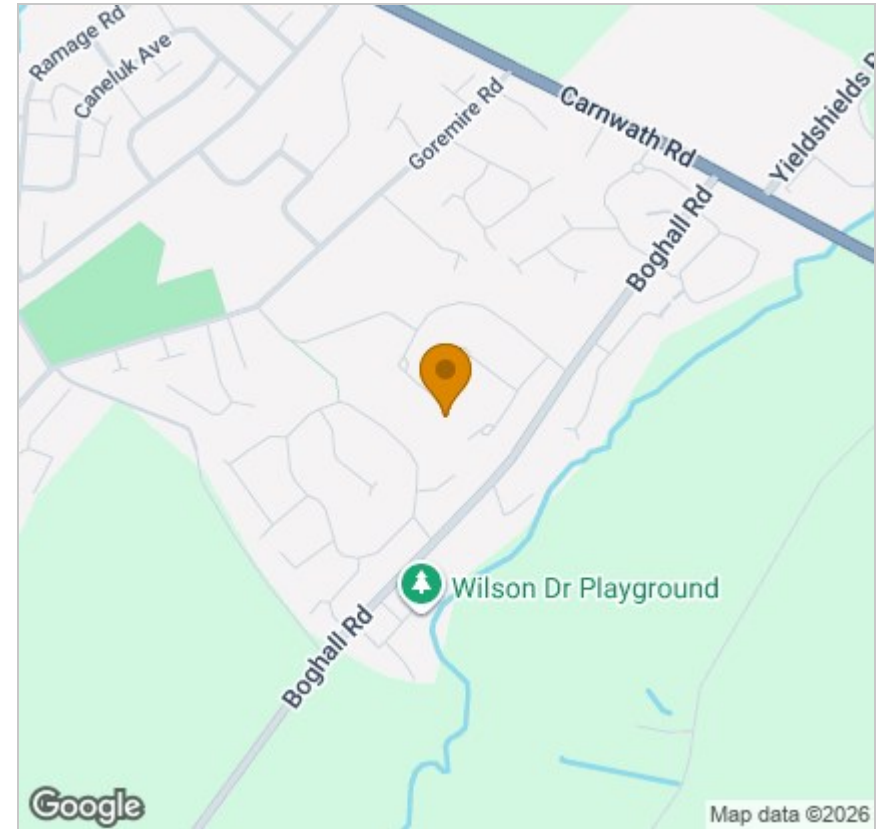
Ground Floor



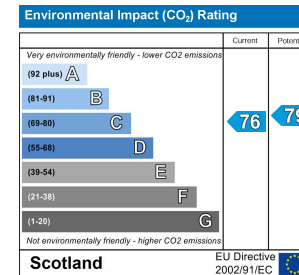
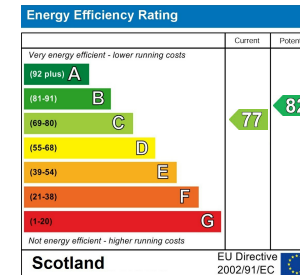
1st Floor

TOTAL: 1242 sq. ft, 115 m²
 Ground floor: 618 sq. ft, 57 m², 1st floor: 624 sq. ft, 58 m²
 EXCLUDED AREAS: UTILITY: 35 sq. ft, 3 m², FIREPLACE: 7 sq. ft, 1 m², WALLS: 101 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