



# AB Properties



50 Allison Drive  
, Carnwath, ML11 8HF

Offers over £147,500







Much sought after detached bungalow in a quiet residential area of Carnwath.

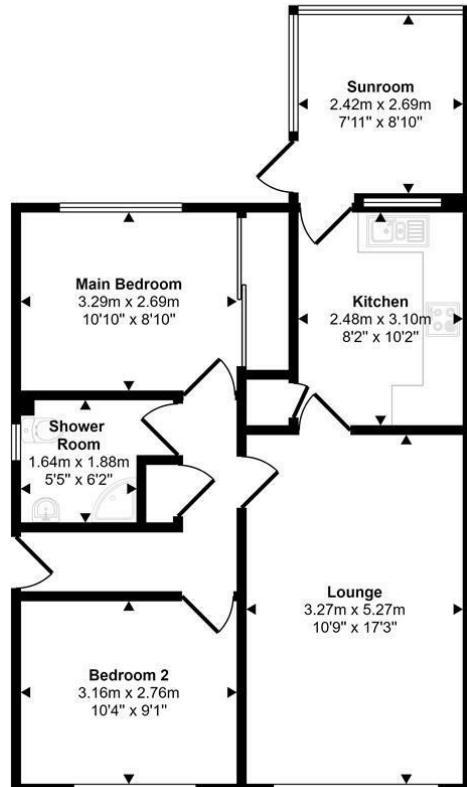
This charming property is set over one level and comprises of a welcoming entrance hallway, which leads to a bright a spacious lounge, an attractive and well appointed kitchen with adjoining sunroom, two spacious bedrooms - with storage to the master - and a contemporary shower room complete with enclosed shower quadrant.

Further benefits are oil fired central heating and double glazing which are installed throughout.

Externally there are well proportioned gardens to the front and rear. The front gardens have been landscaped with a neat lawn, whilst to the rear there is patio paving and stone chipping for low maintenance. A large driveway provides ample off road parking and a there is a single garage for further secure parking or garden storage.

Carwath provides a range of amenities and recreational facilities including shops, pubs, restaurants, a primary school and a doctor's surgery. There is also a popular 18 hole golf course and bowling club for those with a passion for sport. The property is situated within close proximity to the market towns Biggar and Lanark, where you will find a wider range of schools, shops, amenities, entertainment and recreational facilities. Livingston, with its substantial shopping centre, is also a short drive away.

Approx Gross Internal Area  
64 sq m / 689 sq ft

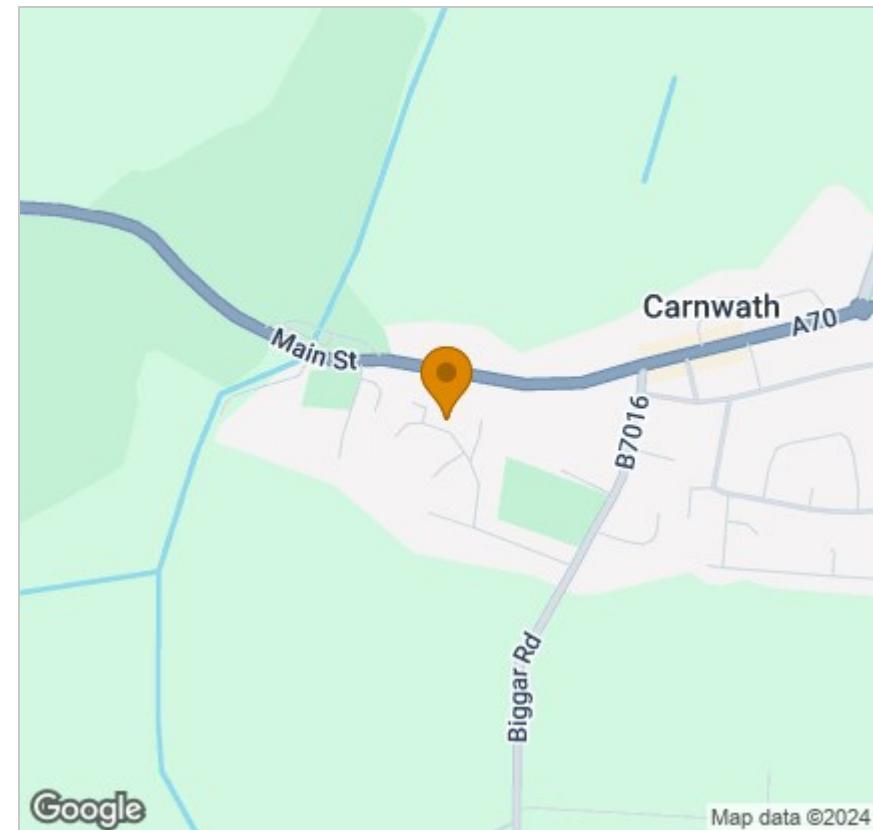


Floorplan

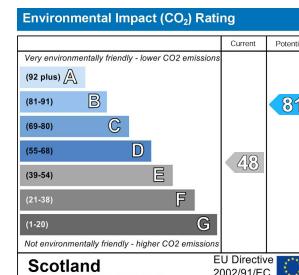
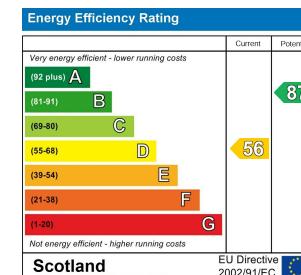
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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



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