



AB Properties



4 Paddock Court

, Carluke, ML8 4AX

Offers over £235,000



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Immaculately presented four bedroom detached villa situated within a desirable location in the popular commuter town of Carluke.

The property boasts generous accommodation arranged over two levels with the ground floor comprising of a welcoming entrance vestibule, a spacious lounge, and a modern open-plan dining kitchen with access to a convenient wc. There is also a downstairs bedroom which was formed from a garage conversion.

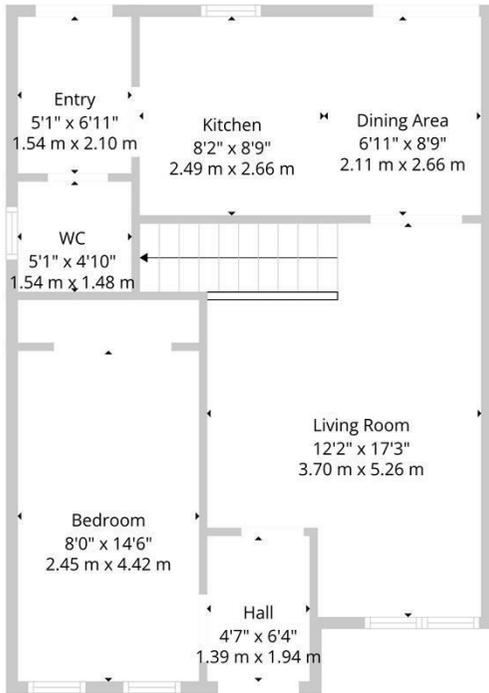
Upstairs offers a family bathroom with shower over bath, the generous bedrooms with fitted wardrobes, and a master en-suite.

Additionally the property benefits from gas central heating and double glazing.

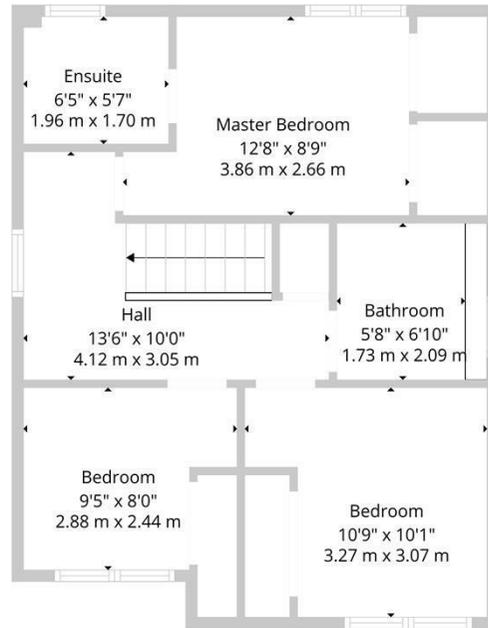
Externally, to the front of the property, is a modest lawn and extensive monobloc driveway. The private rear garden comprises of a sizeable lawn, a paved patio and a lovely elevated deck.

Carluke is a popular commuter town with excellent schools, shopping and recreational facilities, parks, and walkways. The property sits only a short walk from Carluke Train Station where trains run regularly direct to Glasgow and Edinburgh. The nearby M74 and M8 give access to Glasgow and The West.





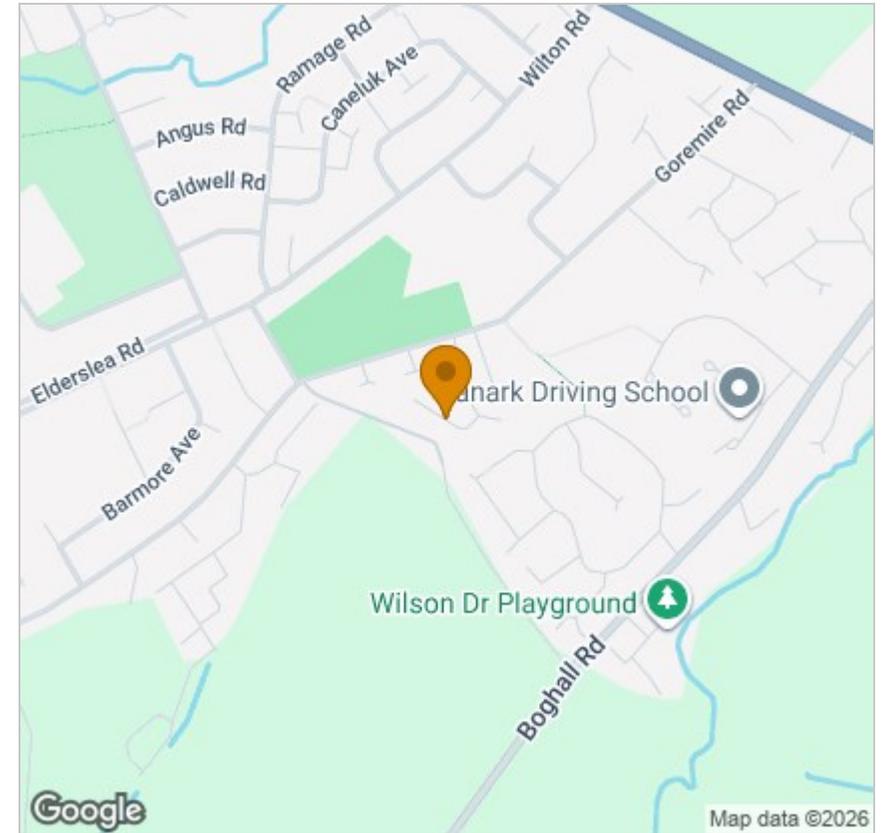
Ground Floor



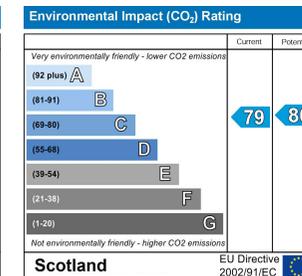
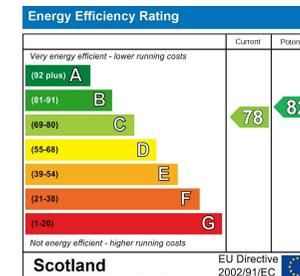
1st Floor

TOTAL: 1099 sq. ft, 102 m2
 Ground floor: 576 sq. ft, 53 m2, 1st floor: 523 sq. ft, 49 m2
 EXCLUDED AREAS: WALLS: 91 sq. ft, 9 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