

32 Old Lanark Road

, Carluke, ML8 4HW

Offers over £139,995

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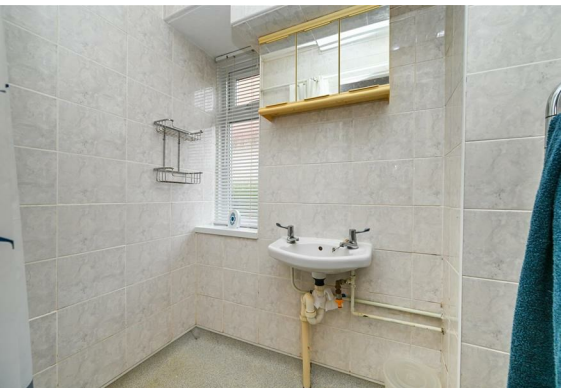




















Situated within a popular residential area of Carluke, this attractive two-bedroom detached home offers bright, well-proportioned accommodation arranged over two levels. With a conservatory, private driveway and enclosed rear garden, the property is ideally suited to first-time buyers, downsizers and those looking for a comfortable family home.

The accommodation begins with a welcoming entrance hallway leading to a bright and spacious lounge, featuring attractive wood-effect flooring and French doors opening into the conservatory. The conservatory provides a delightful additional sitting area, overlooking the rear garden with French doors offering direct outdoor access.

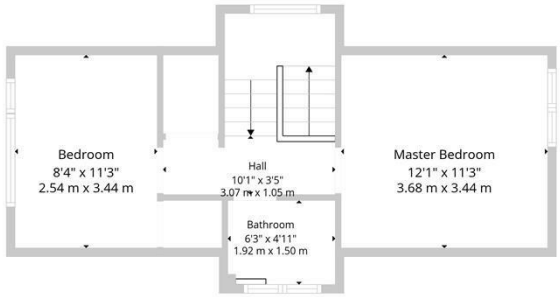
The fitted kitchen offers a good range of wall and base units, ample worktop space and room for appliances. A separate dining room and a practical wet room with shower facilities completes the ground floor accommodation.

Upstairs, the property offers two well-proportioned double bedrooms, both enjoying excellent natural light, with the master bedroom benefiting from fitted wardrobes. A family bathroom, fitted with a three-piece suite comprising a bath, wash hand basin and W/C, completes the upper level.

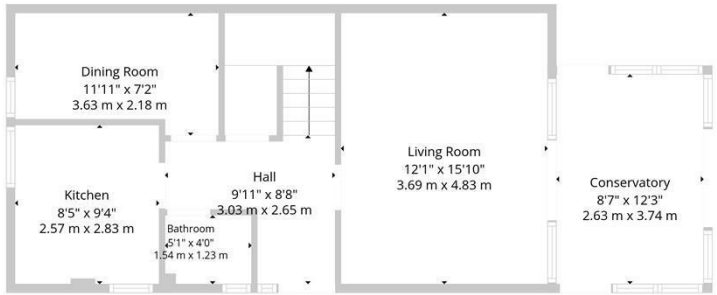
Further benefits include gas central heating and double glazing.

Externally, the property enjoys a private driveway providing convenient off-street parking, alongside a low-maintenance front garden. To the rear, the enclosed garden offers a combination of lawn, mature hedging and a chipped seating area, providing an ideal space for outdoor relaxation and entertaining. Garden sheds offer additional storage.

Carluke provides a wide range of local amenities, including shops, supermarkets, schools and leisure facilities, together with excellent transport links and a railway station offering convenient connections to Glasgow and Edinburgh.



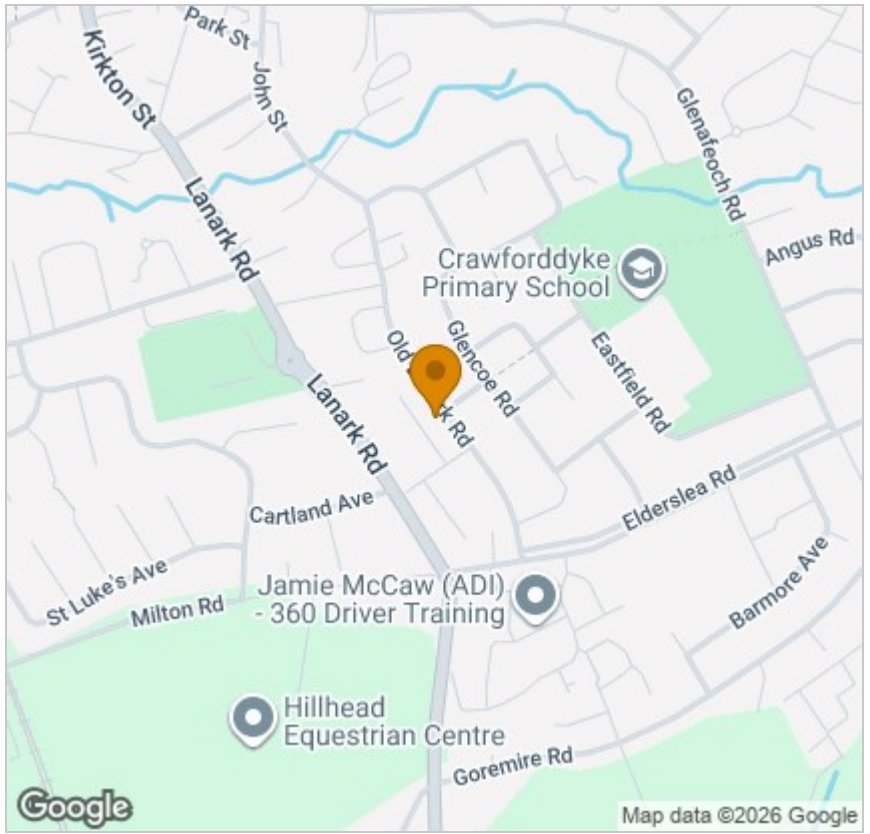
1st Floor



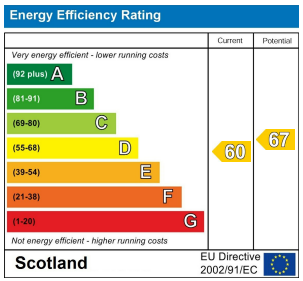
Ground Floor

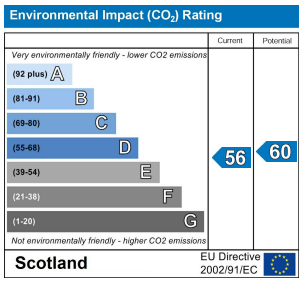
TOTAL: 981 sq. ft, 91 m2
Ground floor: 600 sq. ft, 56 m2, 1st floor: 381 sq. ft, 35 m2
EXCLUDED AREAS: WALLS: 103 sq. ft, 10 m2

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.

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