



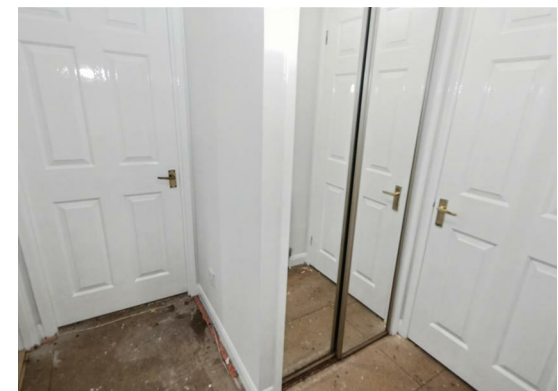
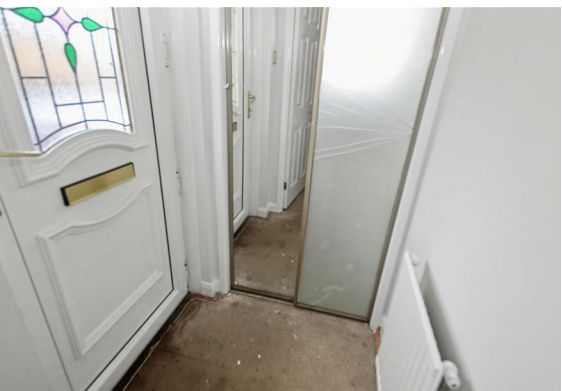
AB Properties



3 Cairnhill Court  
, Carlisle, ML8 4EP

Offers over £159,000







Charming detached bungalow situated within a private cul-de-sac in the centre of the popular commuter town of Carluke.

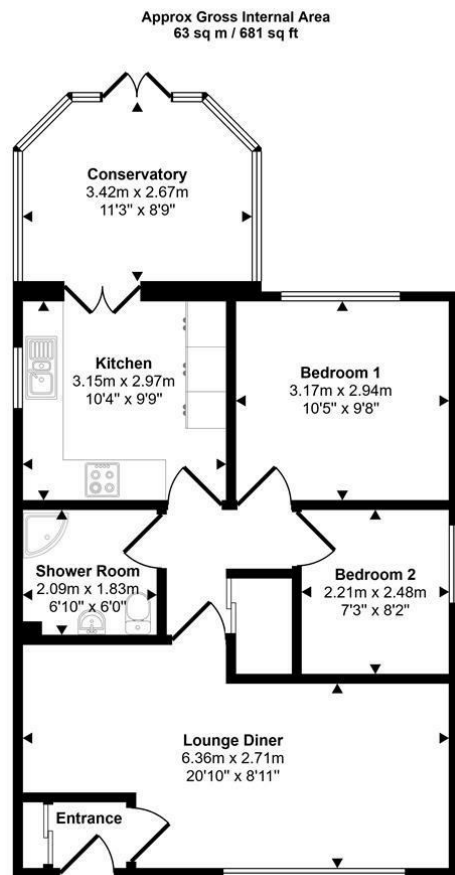
The bungalow boasts well proportioned accommodation arranged over one level comprising of a welcoming entrance vestibule with storage, an open-plan lounge and dining area, a hallway with additional storage, and a contemporary shower room. There is also two sizeable bedrooms, a traditional kitchen and a bright conservatory overlooking the rear garden.

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

There is a decorative garden and a driveway leading to a single garage, to the front of the property, and a generous private garden to the rear.

Carluke remains a highly popular choice for commuters, offering excellent schooling, a wide range of local amenities, recreational facilities, parks, and scenic walkways. The property is within walking distance of Carluke Train Station, providing direct services to Glasgow and Edinburgh, while the nearby M74 and M8 motorways offer convenient access across the Central Belt.





Floorplan

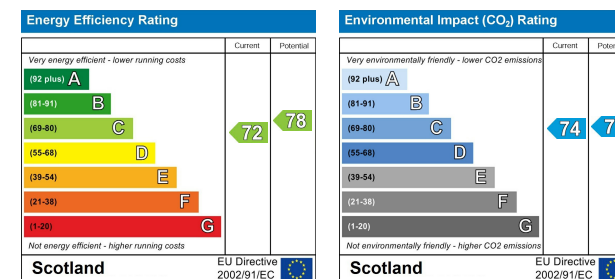
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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



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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