



AB Properties



17 Avon Avenue  
, Carlisle, ML8 5DD

Offers over £195,000



3



1



3







Immaculately presented three-bedroom detached villa situated within a prime 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 hallway, a modern integrated kitchen, a spacious lounge opening into a formal dining room which , in turn, leads to a bright conservatory.

The upper level offers a contemporary shower room and three sizeable bedrooms with fitted storage/wardrobes.

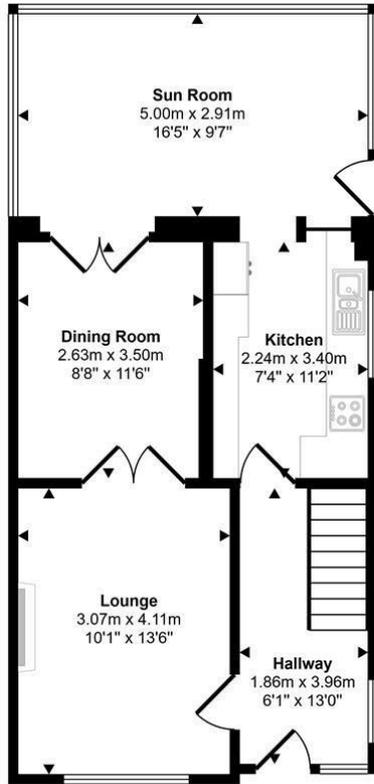
Additionally, the property boasts gas central heating, double glazing, and ample storage facilities.

Externally, to the front of the property, is a decorative chipped garden to the front and an extensive driveway leading to a detached garage at the rear. The private rear garden has been beautifully landscaped to include a lovely paved patio and a chipped drying area.

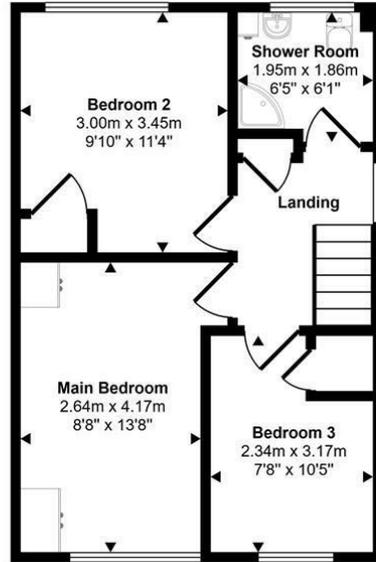
Carluke is a popular commuter town with excellent schools, shopping and recreational facilities, parks, and walkways. The property sits only a short walk from Carluke Train Station where trains run regularly direct to Glasgow and Edinburgh. The nearby M74 and M8 give access to Glasgow and The West.



Approx Gross Internal Area  
95 sq m / 1023 sq ft

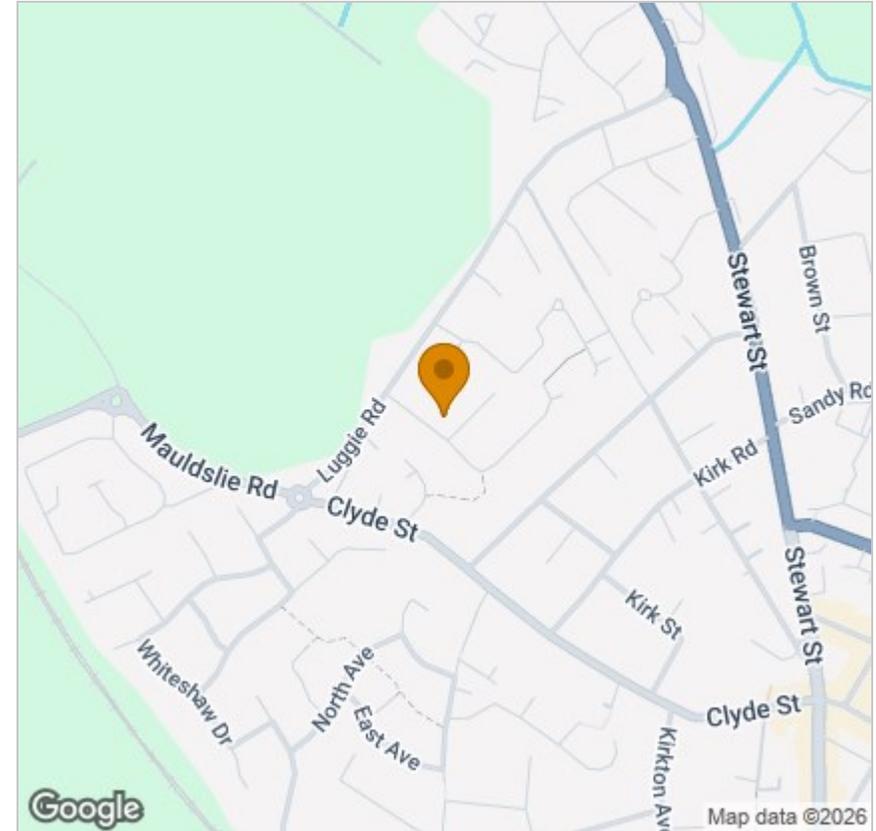


Ground Floor  
Approx 55 sq m / 593 sq ft

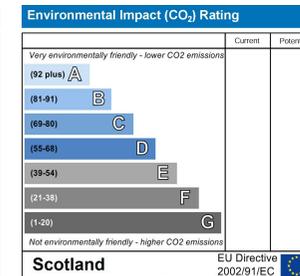
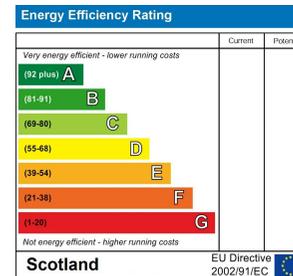


First Floor  
Approx 40 sq m / 430 sq ft

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.



### 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