



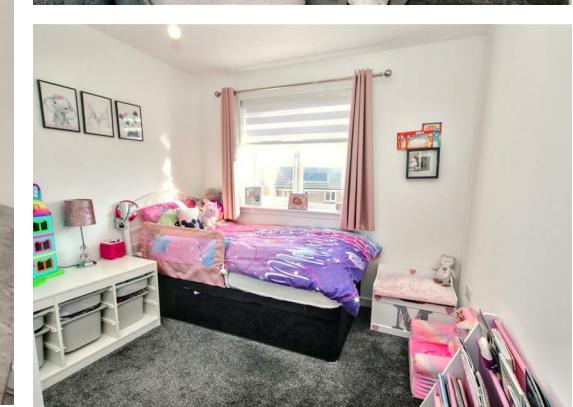
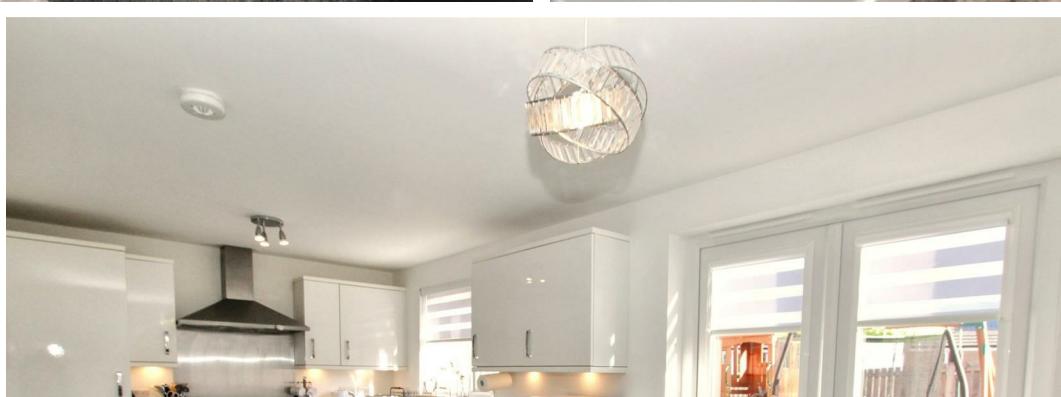
AB Properties



44 Sinclair Place  
, Law, ML8 5FS

Offers over £199,995







Well-presented three bedroom semi-detached property situated within a popular residential development in Law Village.

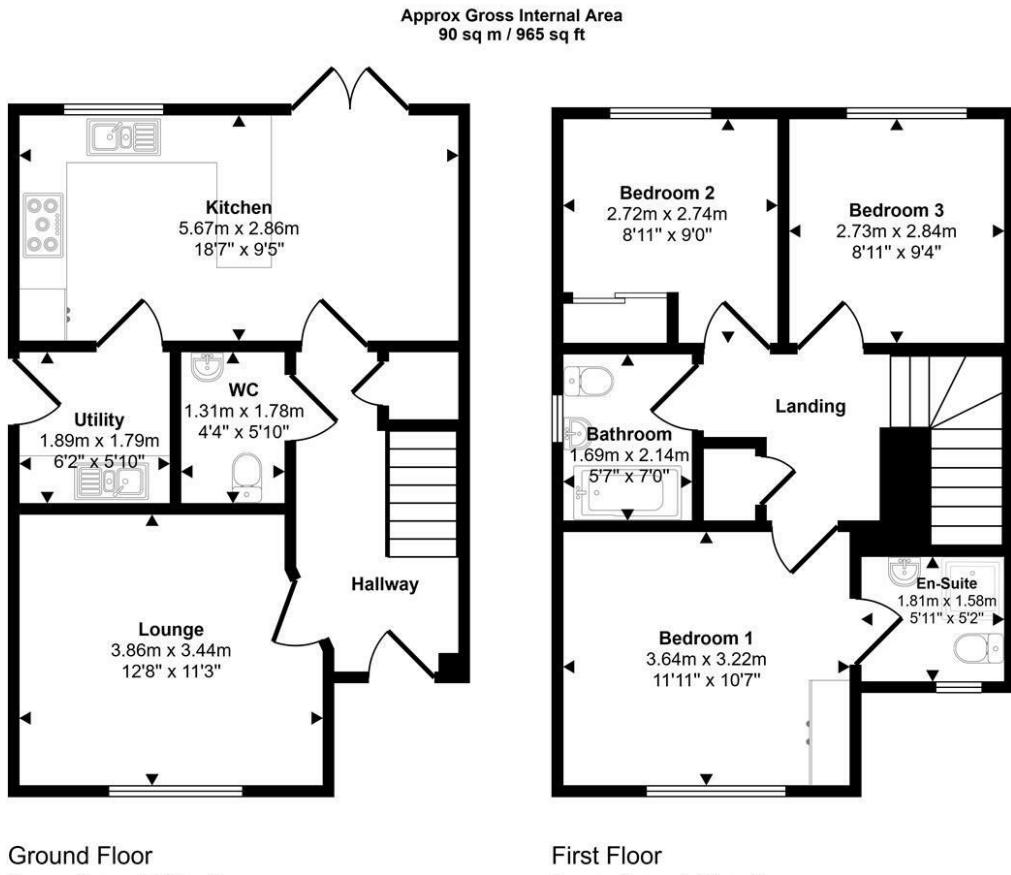
Set over two levels, the property boasts generous accommodation throughout. The ground floor comprises a welcoming entrance hallway with a large storage cupboard, a bright and spacious lounge, and a convenient WC. A modern kitchen, open plan to a dining area with French doors leading to the rear garden, forms the heart of the home. The kitchen is fitted with a range of integrated appliances including a gas-fired hob, oven, extractor hood, dishwasher, and fridge-freezer. Adjacent to the kitchen is a utility room providing additional space for appliances.

The upper level offers a landing with storage cupboard, a modern family bathroom, and three generously sized bedrooms. Two of the bedrooms benefit from fitted storage, while the master bedroom enjoys the added luxury of an ensuite shower room.

The property is heated via gas central heating and double glazed windows are installed throughout.

Externally, to the front of the property is a monoblock driveway providing ample off-street parking. The enclosed rear garden grounds are of excellent size and benefit from superb natural sunlight during the summer months. Surrounded by timber fencing, the garden is also ideal for children and pets.

Carluke offers a range of amenities including bus and train links, sports facilities, shopping, schooling, and recreation. The nearby M74 and M8 motorways provide excellent travel links throughout west and central Scotland, including Glasgow and Edinburgh.

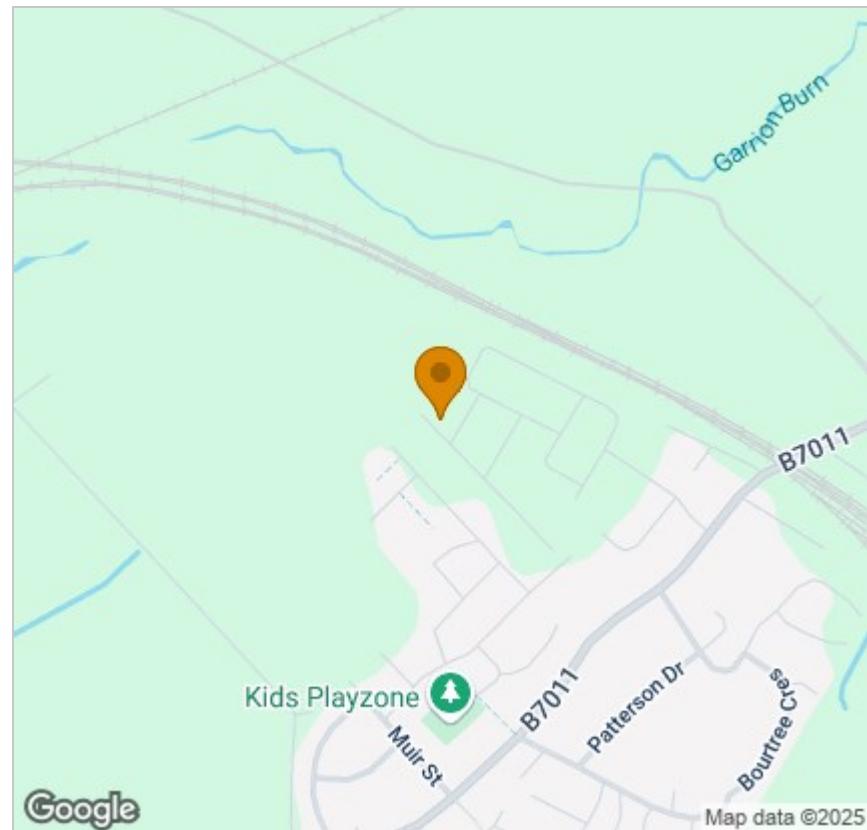


Ground Floor  
Approx 45 sq m / 485 sq ft

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.

## 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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A	87	88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A	88	90
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
Scotland	EU Directive 2002/91/EC	

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