



63 Cullen Crescent
Carlisle, ML8 4SH

Offers over £289,000





Immaculate four-bedroom detached villa located within a highly desirable area of the popular commuter town of Carluke.

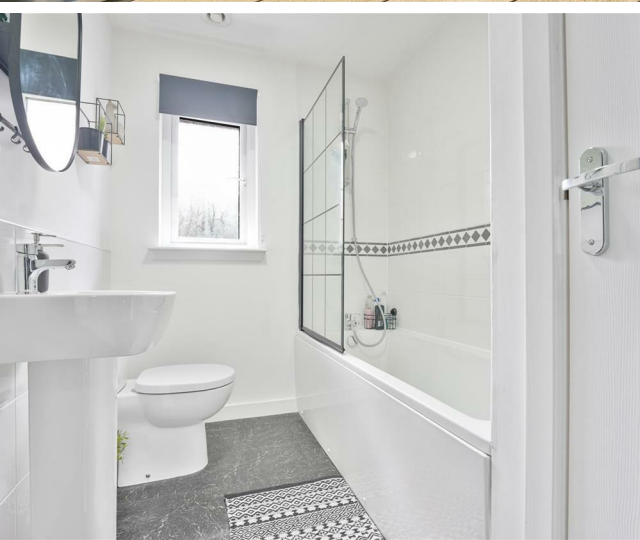
The property offers generous accommodation over two levels. The ground floor comprises a welcoming entrance vestibule, a spacious lounge with media wall, and an impressive open-plan dining kitchen with a separate utility room and WC. The contemporary kitchen features a range of integrated appliances, including a gas hob, extractor, eye-level double oven, fridge-freezer, and dishwasher.

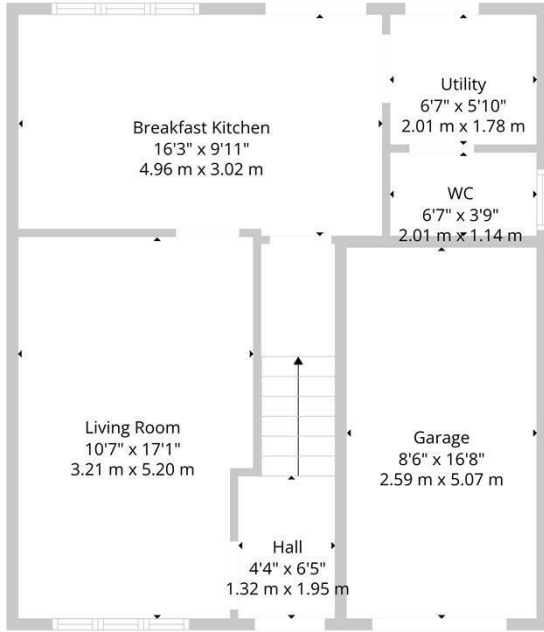
On the upper level, a spacious landing leads to a stylish bathroom with shower over bath, four well-proportioned bedrooms, and a master bedroom with ensuite shower room. Two of the bedrooms include fitted wardrobes/storage.

Further benefits include gas central heating, solar panels, double glazing and ample storage facilities.

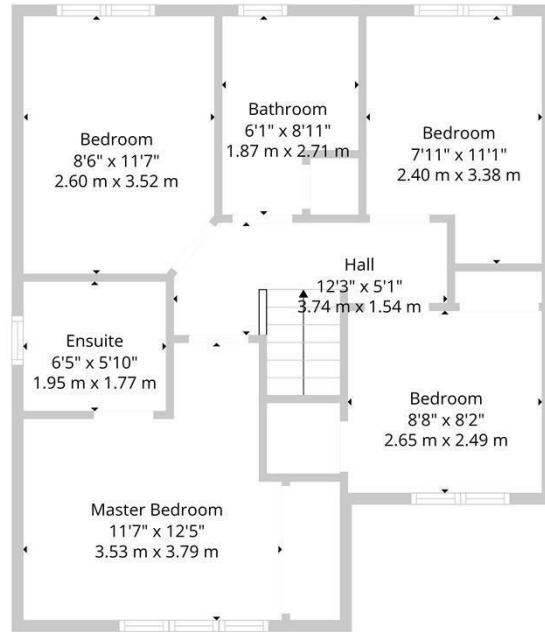
Externally, the property features a neat lawn and raised flower bed to the front and an extensive tarmac driveway providing off-street parking and access to a single garage. The beautifully landscaped and thoughtfully designed rear garden provides an exceptional outdoor entertaining space with a generous composite decking area adjoining the property. A covered pergola creates a sheltered seating area, ideal for year-round use, while the well-maintained lawn is bordered by attractive raised flower beds, mature planting and decorative gravel pathways. A superb outdoor cabin/bar, offering a versatile space perfect for entertaining, a home bar, garden room or hobby area. Additional features include a greenhouse, timber fencing for privacy, exterior lighting and a charming ornamental pond, all set within a private and established setting backing onto mature woodland.

Carluke is a popular commuter town with excellent schools, shops 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.





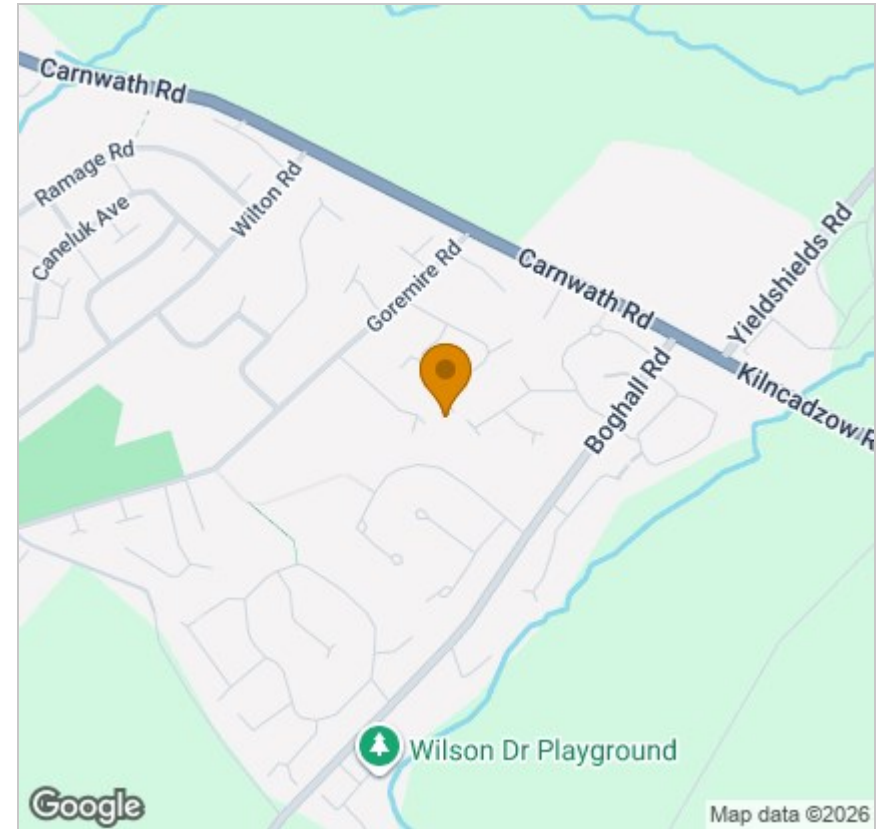
Ground Floor



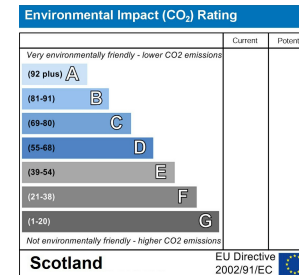
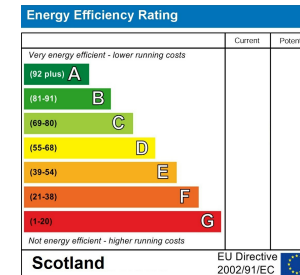
1st Floor

TOTAL: 1012 sq. ft, 94 m²
 Ground floor: 435 sq. ft, 40 m², 1st floor: 577 sq. ft, 54 m²
 EXCLUDED AREAS: GARAGE: 142 sq. ft, 13 m², UTILITY: 38 sq. ft, 4 m², WALLS: 116 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.

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