



AB Properties



Caldwell Park Caldwell Park

Elsrickle, Biggar, ML12 6QZ

Offers over £364,995



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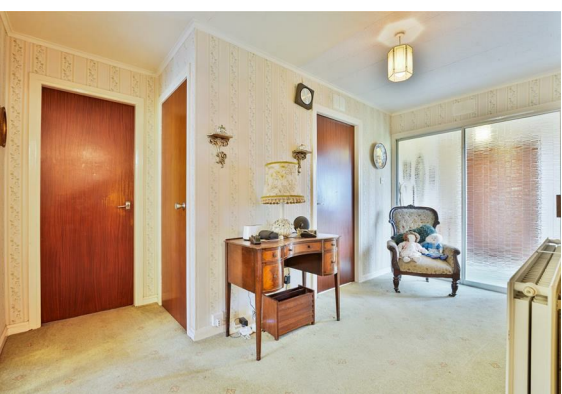
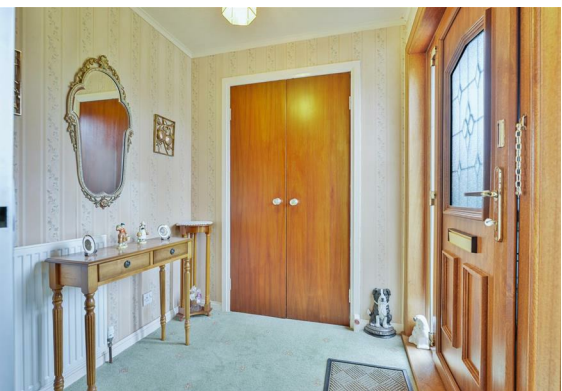


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Set within a beautiful rural setting in the peaceful village of Elsrickle, Caldwell Park is a spacious three-bedroom detached bungalow occupying a generous plot extending to approximately 0.5 acre. Surrounded by open countryside and mature greenery, the property enjoys an excellent degree of privacy while remaining within convenient travelling distance of Biggar and surrounding towns.

Extending to approximately 1,643 sq. ft., the bungalow offers substantial and flexible accommodation arranged entirely on one level. The welcoming entrance hallway leads to an impressive lounge, where a large picture window fills the room with natural light and takes full advantage of the attractive outlook. A separate dining room provides plenty of space for family dining and entertaining and leads through to the fitted kitchen.

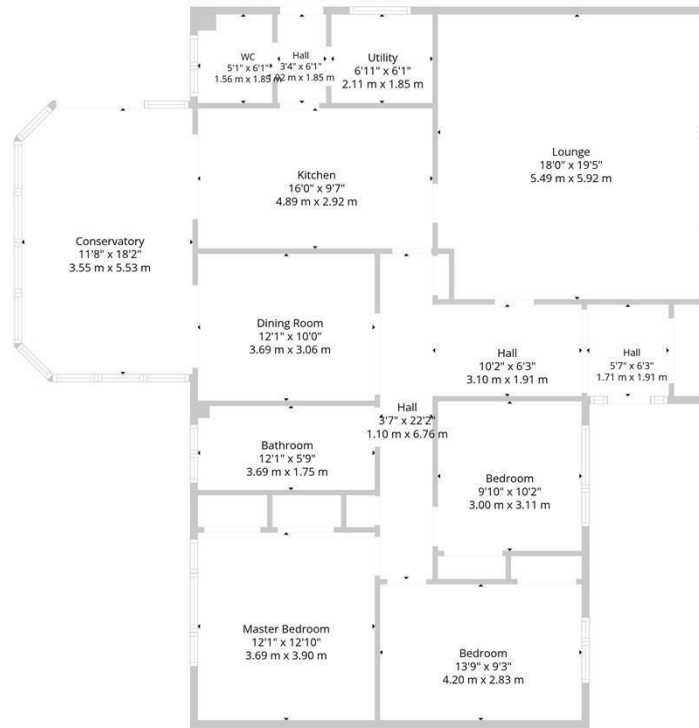
The kitchen offers a generous range of wall and base units with ample storage and worktop space, while a useful utility room and separate W/C add further practicality. Completing the living accommodation is the spacious conservatory, which overlooks the mature gardens and provides a fantastic additional reception space with direct access outside.

There are three well-proportioned bedrooms, including a generous master bedroom, alongside a contemporary wet-room-style family bathroom.

Externally, Caldwell Park is positioned within approximately 0.5 acre of established grounds, with extensive lawned areas, mature trees, shrubs and planting creating a wonderfully private setting. The grounds also include a greenhouse, while a generous driveway provides ample off-street parking and leads to a substantial detached garage/outbuilding

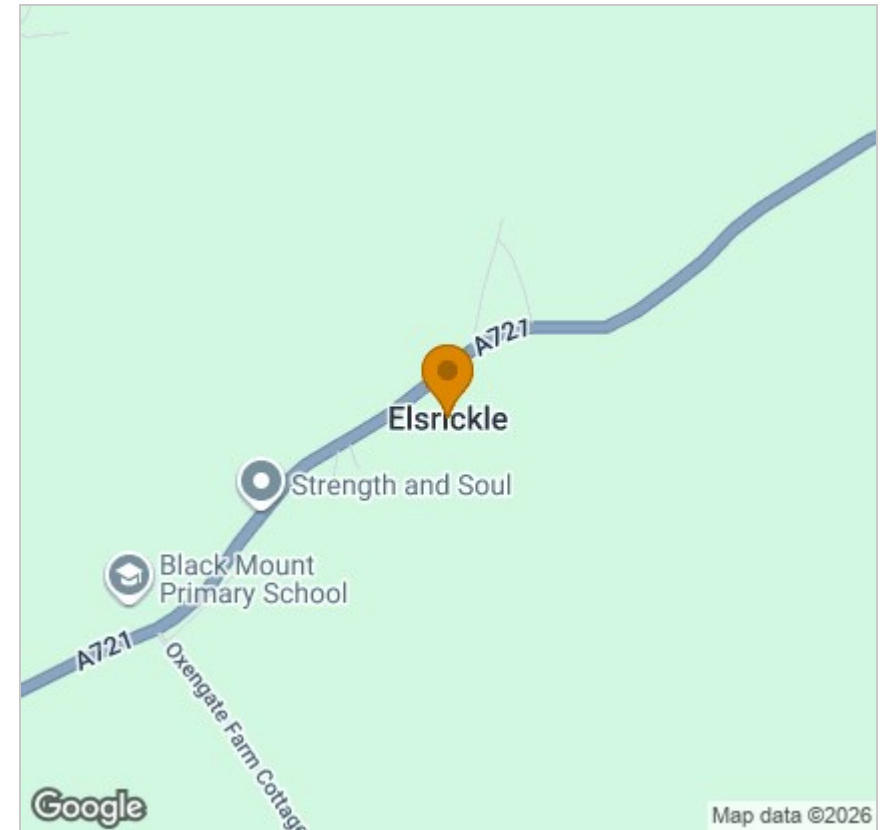
The surrounding countryside and open outlook add considerably to the appeal, making this an excellent option for anyone looking for a more peaceful rural lifestyle with plenty of outdoor space.



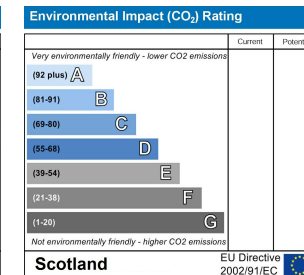
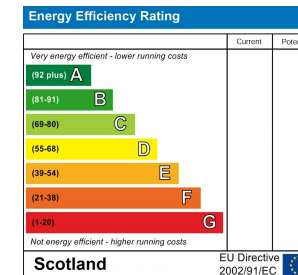


TOTAL: 1643 sq. ft, 153 m2
Ground floor: 1643 sq. ft, 153 m2
EXCLUDED AREAS: UTILITY: 42 sq. ft, 4 m2, WALLS: 94 sq. ft, 8 m2

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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19 Bannatyne Street, Lanark, Lanarkshire, ML11 7JR
Tel: 01555 660077 Email: admin@ab-properties.co.uk ab-properties.co.uk