AB Properties

36 Kilmory Gardens

, Carluke, ML8 5SB

Offers over £115,000

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D&I

CLOSING DATE - FRIDAY 17TH OCTOBER 12 NOON

This beautifully presented two-bedroom end-terrace home is situated within the popular town of Carluke and offers bright, stylish accommodation in true walk-in condition. Immaculately maintained throughout, the property would make an ideal purchase for first-time buyers, young couples or those looking to downsize.

The accommodation is arranged over two levels and begins with a welcoming entrance hallway leading into the impressive open-plan living and dining area. Bright and spacious, this fantastic sociable space is perfect for both relaxing and entertaining, with a stylish stone effect feature wall creating an attractive focal point.

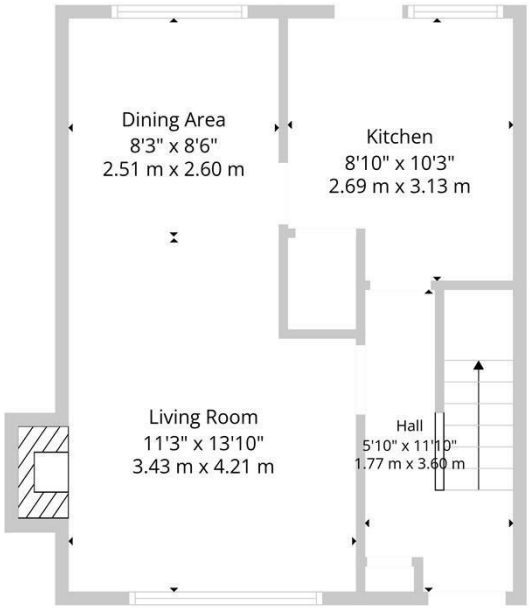
The modern fitted kitchen offers an excellent range of wall and base units complemented by wood-effect worktops, tiled splashbacks and integrated oven and hob. A door provides direct access to the rear garden.

Upstairs, there are two well-proportioned double bedrooms, both beautifully presented and offering excellent space for freestanding furniture. The accommodation is completed by the contemporary family bathroom comprising a W/C, wash-hand basin and bath with shower over.

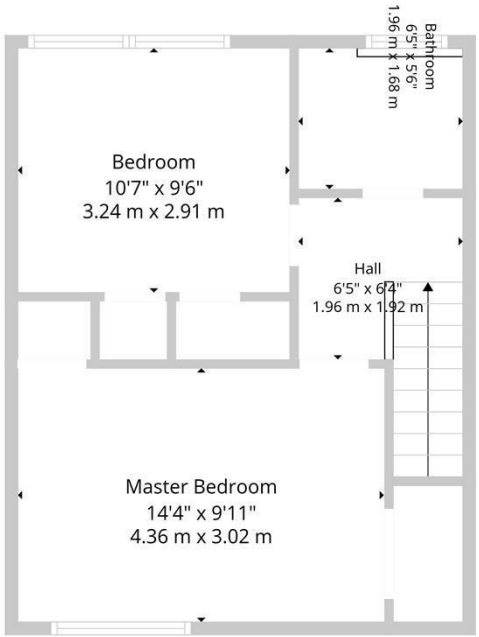
Externally, the property benefits from well-maintained garden grounds. The enclosed rear garden has been designed with ease of maintenance in mind, featuring an artificial lawn, decorative stonework and a generous decked seating area, creating an ideal space for outdoor dining and entertaining. A useful garden shed provides additional storage.

A dedicated parking area is also available for residents and visitors, providing convenient off-street parking.

Located within the popular town of Carluke, the property is conveniently placed for a wide range of local amenities, including shops, supermarkets, schooling and leisure facilities. Carluke railway station also provides regular services towards Glasgow and Edinburgh, making the property well suited to commuters.



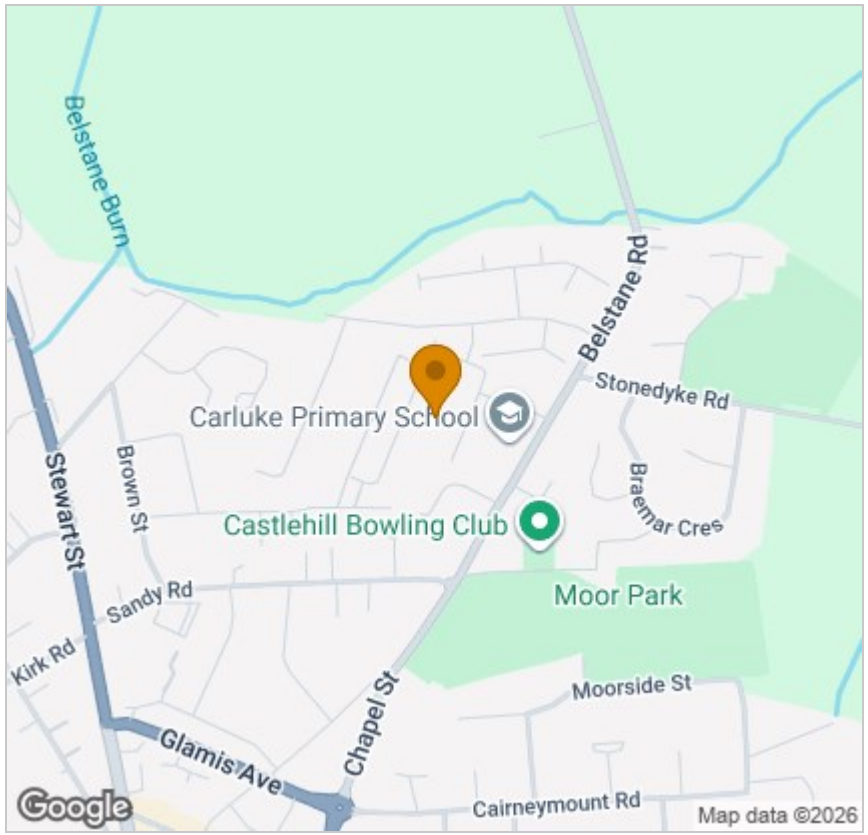
Ground Floor



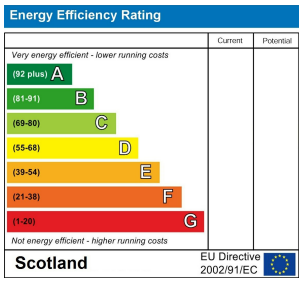
1st Floor

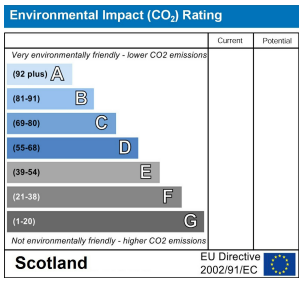
TOTAL: 781 sq. ft, 72 m2
Ground floor: 391 sq. ft, 36 m2, 1st floor: 390 sq. ft, 36 m2
EXCLUDED AREAS: FIREPLACE: 8 sq. ft, 1 m2, WALLS: 61 sq. ft, 6 m2

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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