

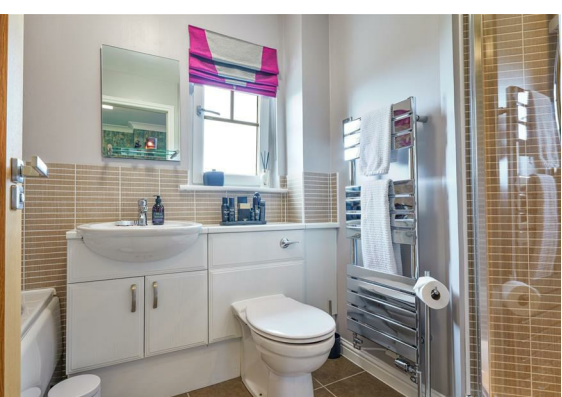
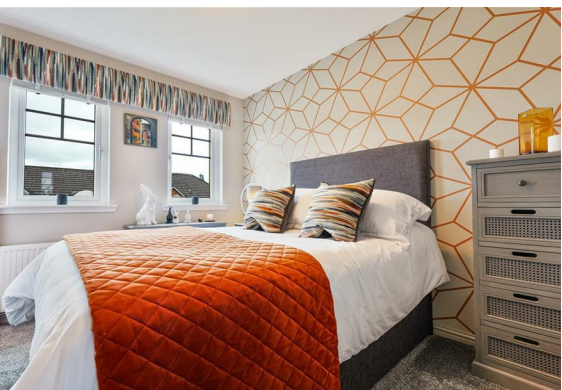


3 Scoular Ha Place  
, Carluke, ML8 5WE

Offers over £275,000











Situated within a sought-after address in the popular town of Carluke, this spacious four-bedroom detached villa offers generous family living, set within beautifully landscaped gardens and ideally located for local amenities and commuter links.

The ground floor accommodation comprises of a welcoming entrance vestibule, a formal lounge with box bay window and an open plan dining kitchen with a separate utility room and convenient wc. The recently installed kitchen boasts a range of integrated appliances including a fridge-freezer, induction hob, downdraft extractor, mid-height double oven, microwave oven and wine cooler. The bespoke dining snug has been hand built to fit the space perfectly.

Upstairs, the accommodation continues with four generously sized bedrooms—two of which benefit from fitted storage—with the master bedroom boasting a modern ensuite shower room. A stylish four-piece family bathroom completes the upper level.

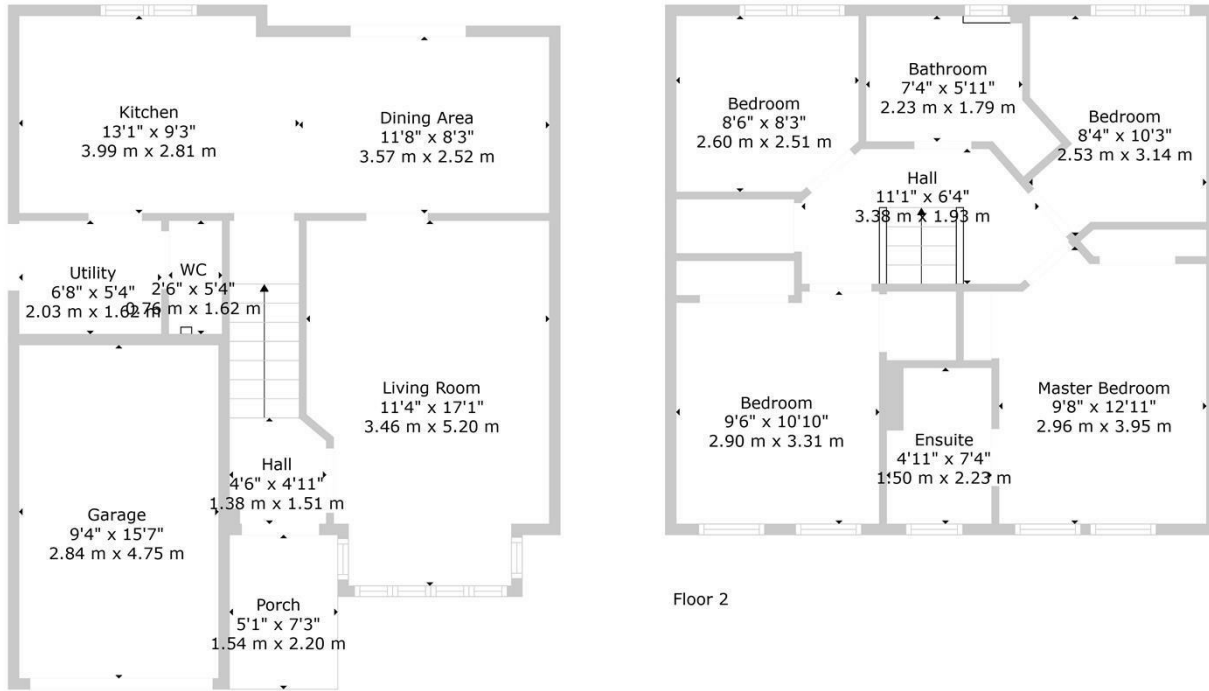
The property further benefits from gas central heating and double glazing throughout.

Externally, the front of the property features a monoblock driveway leading to a single garage, alongside a neatly maintained lawn. The private rear garden is fully enclosed and thoughtfully landscaped with artificial lawn, a monoblock patio with an aluminium pergola, and a timber garden bar/ storage shed, all surrounded by mature trees for added privacy.



Set within walking distance of Carluke town centre, the property enjoys easy access to local shops, supermarkets, bars, restaurants, and both primary and secondary schools. Excellent transport links include regular bus and rail services, plus easy access to the M74 motorway for commuting to Glasgow, Edinburgh, and beyond.

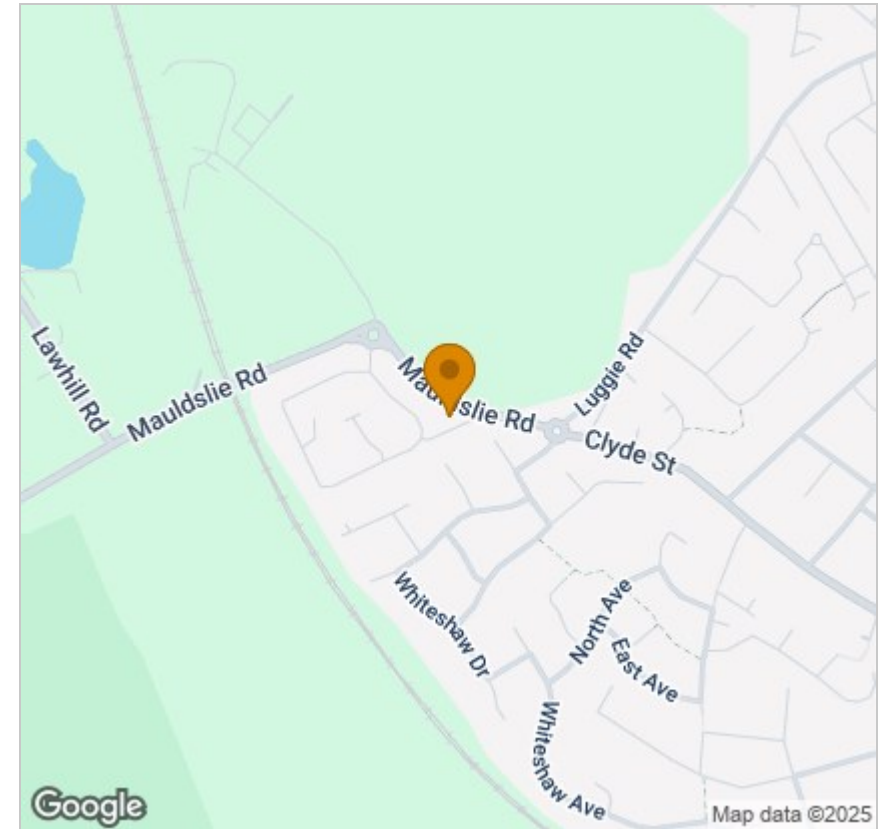




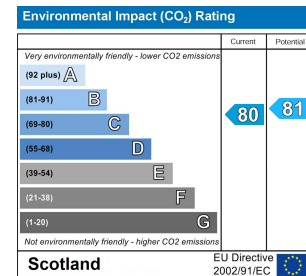
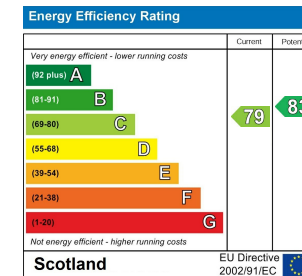
Floor 1

Floor 2

**TOTAL: 1064 sq. ft, 99 m<sup>2</sup>**  
 FLOOR 1: 475 sq. ft, 44 m<sup>2</sup>; FLOOR 2: 589 sq. ft, 55 m<sup>2</sup>  
 EXCLUDED AREAS: GARAGE: 145 sq. ft, 14 m<sup>2</sup>; UTILITY: 35 sq. ft, 3 m<sup>2</sup>; PORCH: 37 sq. ft, 3 m<sup>2</sup>  
 WALLS: 93 sq. ft, 8 m<sup>2</sup>



## 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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