



AB Properties



4 Nellfield Court  
, Braidwood, ML8 5GZ

Offers over £159,995







Situated within a popular residential area of Braidwood, this well-presented semi-detached property offers generous and versatile accommodation over two levels.

The ground floor comprises a welcoming entrance hallway, a convenient WC, a bright and spacious lounge, and a modern dining kitchen complete with a useful storage cupboard. The kitchen is fitted with a fridge-freezer, gas hob, electric oven, and extractor hood.

On the upper level, a landing with storage cupboard leads to a contemporary family bathroom with shower over the bath, and three generously proportioned bedrooms, all benefiting from fitted storage.

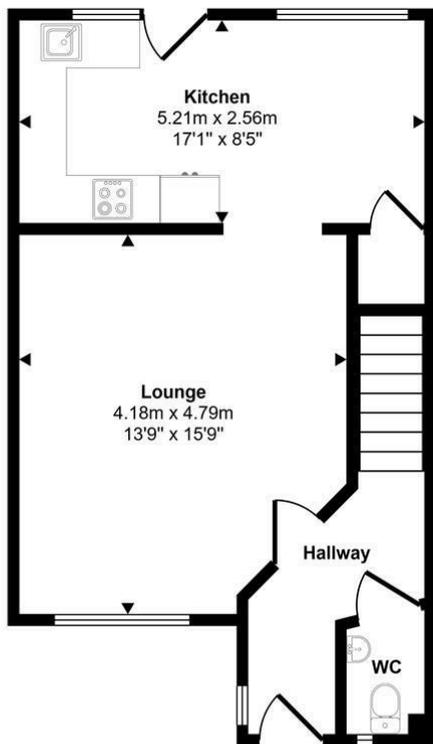
The property is enhanced by gas central heating and double glazing throughout.

Externally, the front of the home features a monoblock driveway providing ample off-street parking to the front and side, while the rear garden boasts a delightful combination of a paved patio, chipped drying area, astro-turf section, and a neatly manicured lawn.

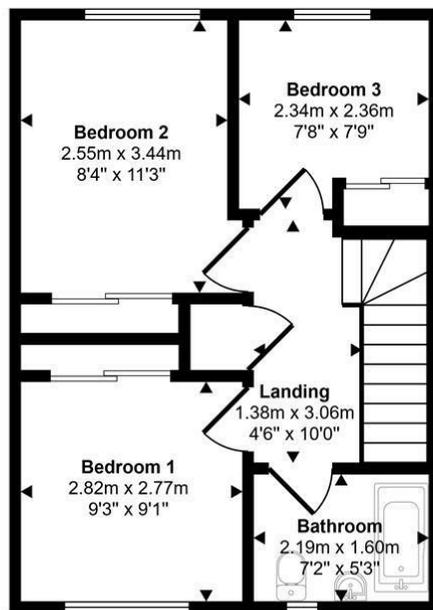
Braidwood offers easy access to a range of local amenities in both Braidwood and nearby Carluke, while destinations further afield, such as Lanark, are easily reached via public transport and road links. Carluke is particularly popular with commuters thanks to excellent transport connections to both Glasgow and Edinburgh, with regular direct train services and the Edinburgh City Bypass just a thirty-minute drive away. The town also offers a vibrant selection of high street and independent shops, along with a variety of restaurants, cafés, and traditional pubs.



Approx Gross Internal Area  
80 sq m / 859 sq ft

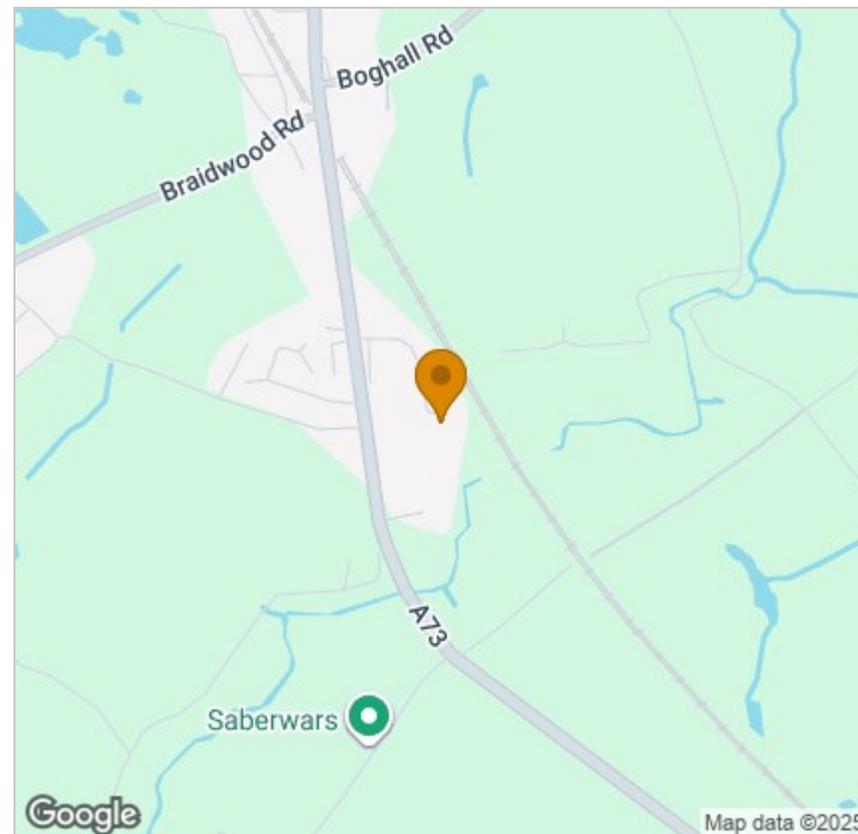


Ground Floor  
Approx 42 sq m / 457 sq ft

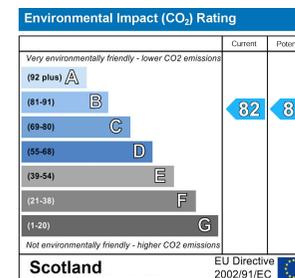
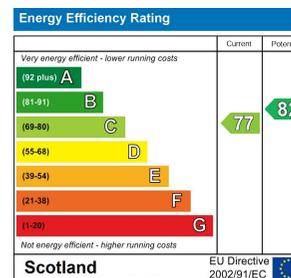


First Floor  
Approx 37 sq m / 402 sq ft

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.



### 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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