



AB Properties



18 Cumming Avenue  
, Carlisle, ML8 4RL

Offers over £264,995











Located within Cumming Avenue, one of Carluke's most popular and well-established residential areas, this exceptional four-bedroom detached property offers spacious and contemporary family living, with a flexible layout.

Upon entry, you are welcomed by a vestibule which opens into a bright hallway, complete with a convenient WC. To the front of the home is a beautifully presented formal lounge, featuring a large bay window that floods the space with natural light and offers an attractive focal point. Adjacent to the lounge is a formal dining room. At the rear of the property, the expansive open-plan kitchen is fully fitted with integrated appliances including an eye-level double oven, gas hob, extractor hood and dishwasher, the kitchen provides both style and functionality. Just off the kitchen is a practical utility room with additional space for appliances and a handy storage cupboard.

The upper level is equally impressive, offering a modern four-piece family bathroom and four generously sized bedrooms, all of which benefit from built-in storage. The master bedroom enjoys the added luxury of an ensuite shower room.

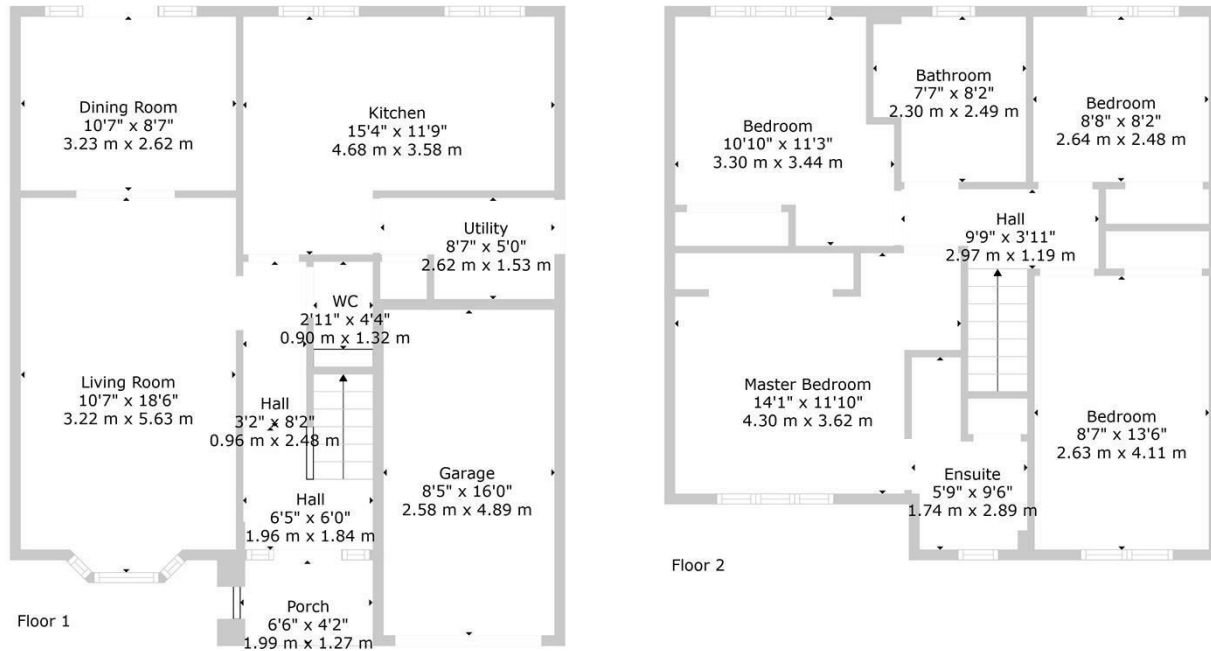
Additional features include gas central heating and double-glazed windows throughout.

A well-maintained lawn and monoblock driveway to the front provide ample off-street parking and lead to a single garage. The rear garden is primarily laid to lawn, complemented by a paved patio area—ideal for outdoor dining—and a timber shed offering additional storage space.

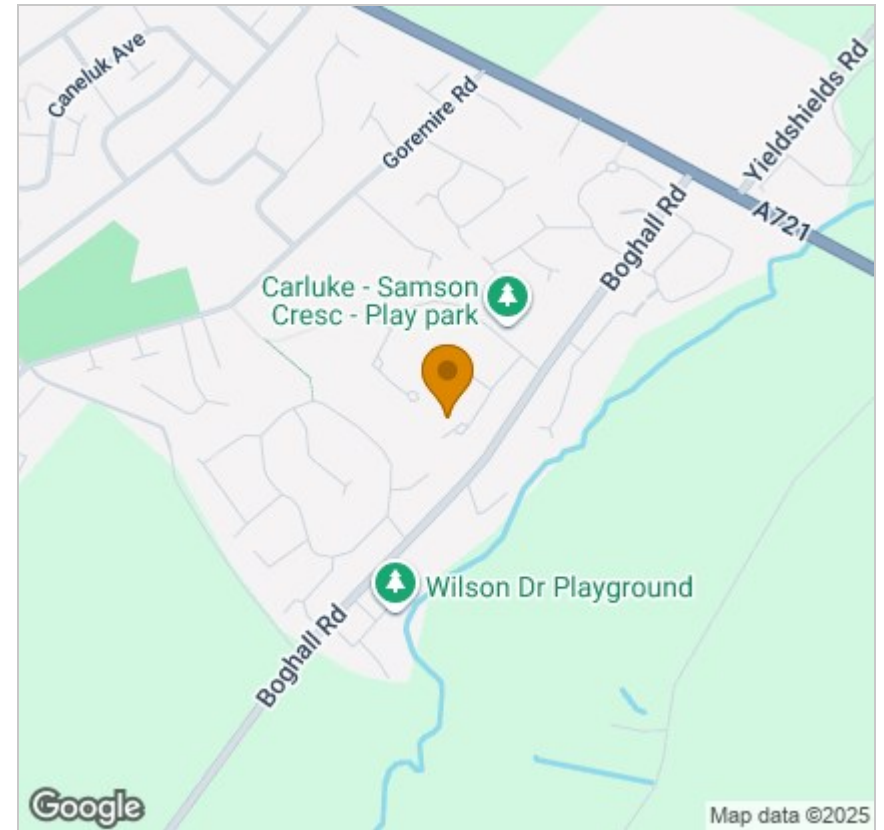
Perfectly positioned within walking distance of Carluke town centre, the property offers easy access to a wide range of local amenities including shops, supermarkets, bars, restaurants, and both primary and secondary schools. Excellent transport links are also nearby, with regular bus and rail services and easy access to the M74 motorway, making this an ideal location for commuting to Glasgow, Edinburgh, and beyond.







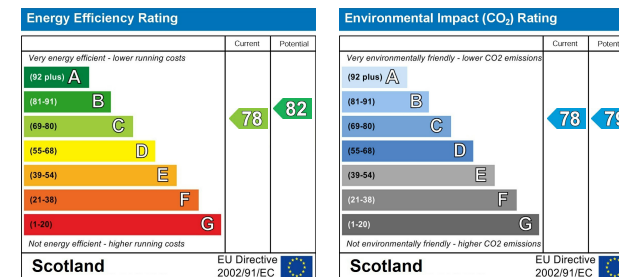
**TOTAL: 1208 sq. ft, 112 m2**  
FLOOR 1: 549 sq. ft, 51 m2, FLOOR 2: 659 sq. ft, 61 m2  
EXCLUDED AREAS: GARAGE: 136 sq. ft, 13 m2, UTILITY: 37 sq. ft, 3 m2, PORCH: 27 sq. ft, 3 m2  
WALLS: 109 sq. ft, 11 m2



## 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.

## Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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