

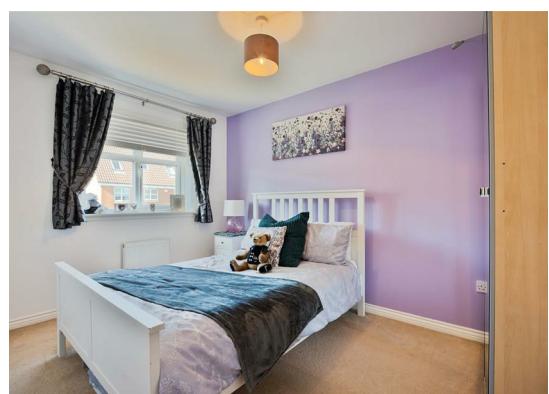
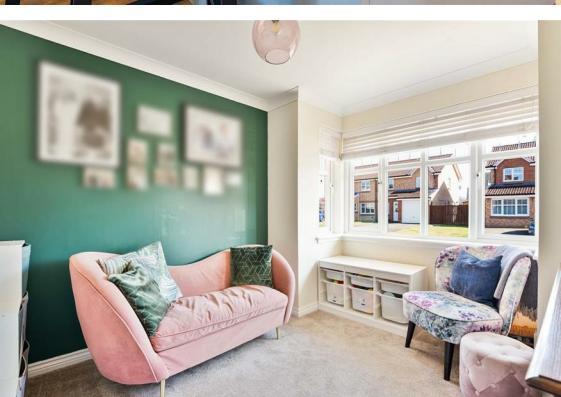


AB Properties

4 Glen Isla Place
, Carluke, ML8 4RT

Offers over £254,995

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CLOSING DATE - TUESDAY 22ND APRIL AT 12 NOON

Situated within a highly sought-after and quiet pocket of a popular residential area in Carluke is this immaculate four-bedroom detached family home.

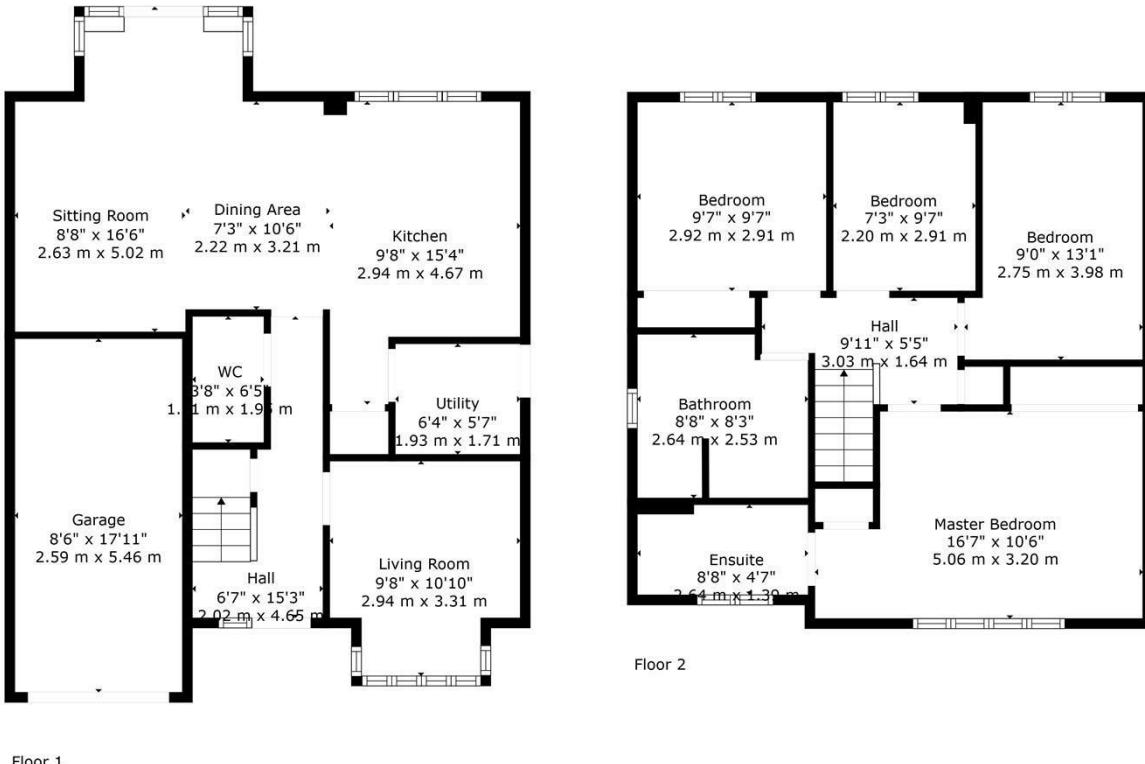
Accommodation is arranged over two levels, with the ground floor comprising a welcoming entrance hallway with a storage cupboard under the stairs, a convenient WC, and a bright and spacious lounge. The heart of the home is the magnificent kitchen, which is open plan to a dining area and sitting room with French doors providing access to the rear garden. The kitchen is fitted with a range of integrated appliances including a ceramic hob, dishwasher, mid-height double oven, and fridge-freezer. Adjacent to the kitchen is a separate utility room offering further space for appliances.

On the upper level, the property offers a spacious landing with a storage cupboard, a four-piece family bathroom, and four generously sized bedrooms. Two of the bedrooms benefit from fitted storage, while the master bedroom enjoys the added luxury of an ensuite shower room.

The property is heated via gas central heating and double glazed windows are installed throughout.

Externally, the front of the property boasts an extensive monoblock driveway providing ample off-street parking and access to a single garage, along with a neatly maintained lawn. To the rear, the garden has been designed for low maintenance with an astro-turf lawn, a chipped drying area, and a beautiful decked patio—perfect for relaxing or entertaining outdoors.

The property enjoys a prime location close to Carluke Train Station, offering regular direct services to both Edinburgh and Glasgow. Edinburgh City Bypass is just a thirty-minute drive, giving access to East Central Scotland, while the M74 can be reached in fifteen minutes, offering routes to Glasgow and the West of Scotland. Overall, this property is ideally positioned for commuters and offers modern, flexible family living in a quiet yet convenient setting.



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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		90
(81-91) B	80	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A		89
(81-91) B	79	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		

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.