



AB Properties



12 Belstane Park

, Carlisle, ML8 4BY

Offers over £274,995



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**\*\* CLOSING DATE MONDAY 10TH FEBRUARY 2024 \*\***

A rare opportunity to purchase this immaculate four-bedroom detached bungalow, situated in a highly desirable residential area of Carluke.

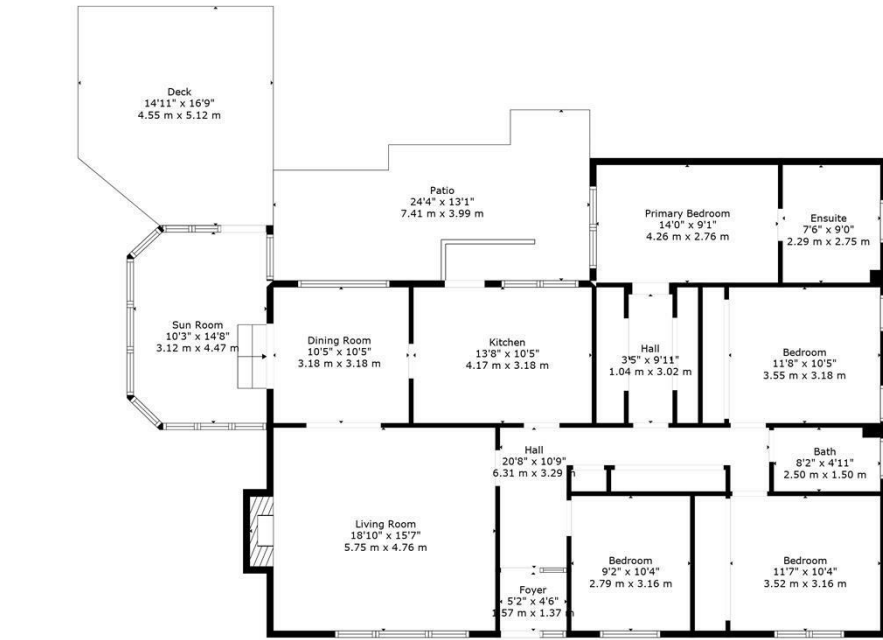
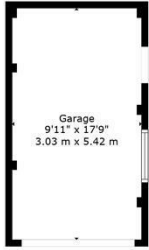
This beautifully presented home offers spacious and versatile accommodation, beginning with a welcoming vestibule leading into an L-shaped hallway with ample storage. The bright and spacious lounge features a gorgeous fireplace and windows that flood the space with natural light. Adjacent to the lounge, a formal dining room provides access to a generous conservatory overlooking the rear garden.

The modern kitchen is well-equipped with integrated appliances, including a dishwasher, fridge-freezer, electric oven, gas hob, and extractor hood. The hallway leads to four generously sized bedrooms, three with fitted wardrobes, while the master benefits from an en-suite shower room. A stylish four-piece family bathroom completes the accommodation.

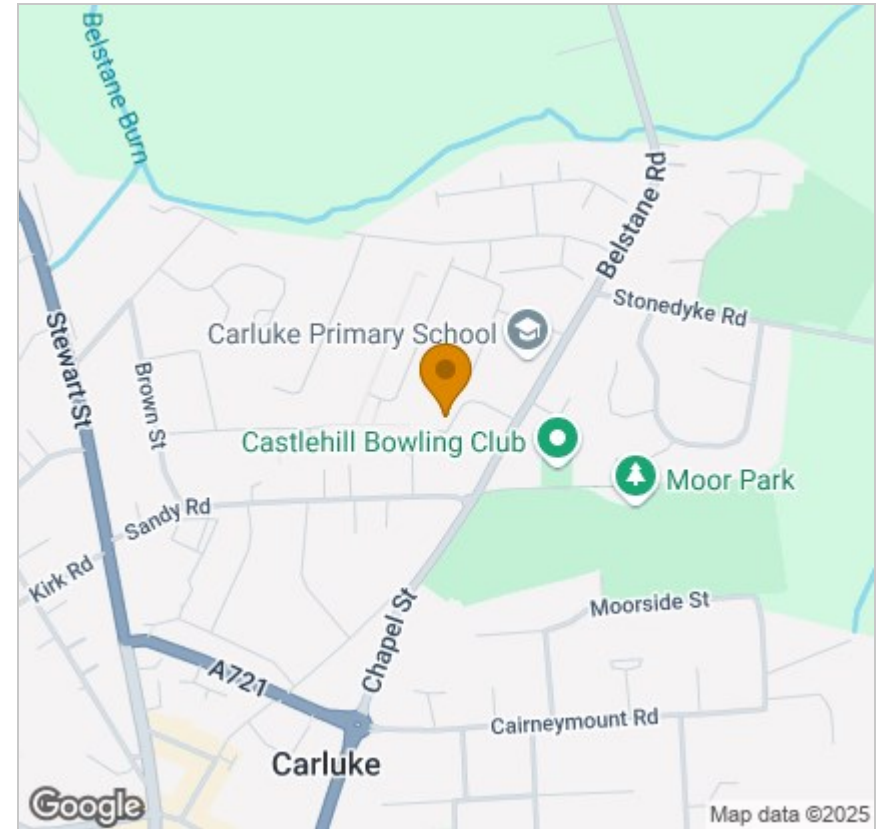
Further benefits include gas central heating and double-glazed windows are installed throughout.

Externally, the property boasts a low-maintenance front garden, while the rear garden features a lawn and lovely decked patio area. A driveway to the side provides convenient off-street parking and gives access to the single garage.

Carluke is much favoured particularly for those requiring good transport links and easy access to Glasgow and Edinburgh, offering a rural yet not isolated feel, and value for money. Carluke train station has trains that run regularly direct to Edinburgh and Glasgow, Edinburgh City Bypass is only a thirty minute drive away, giving access to East Central Scotland. The M74 is only a fifteen minute journey giving access to Glasgow and the West of Scotland. In all, this property is ideally situated for the commuter to either Edinburgh or Glasgow.



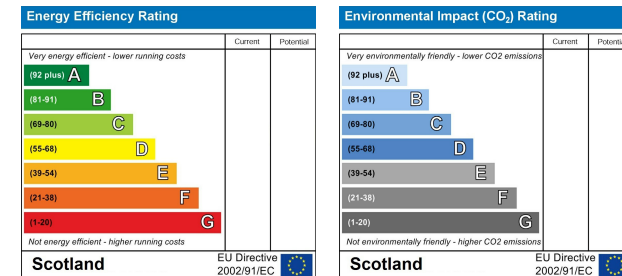
**TOTAL: 1589 sq. ft, 148 m<sup>2</sup>**  
FLOOR 1: 1589 sq. ft, 148 m<sup>2</sup>  
EXCLUDED AREAS: GARAGE: 177 sq. ft, 16 m<sup>2</sup>, PATIO: 232 sq. ft, 23 m<sup>2</sup>, DECK: 236 sq. ft, 22 m<sup>2</sup>,  
FIREPLACE: 12 sq. ft, 1 m<sup>2</sup>



## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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