



AB Properties



12 Belstane Park
, Carluke, ML8 4BY

Offers over £274,995







** 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.

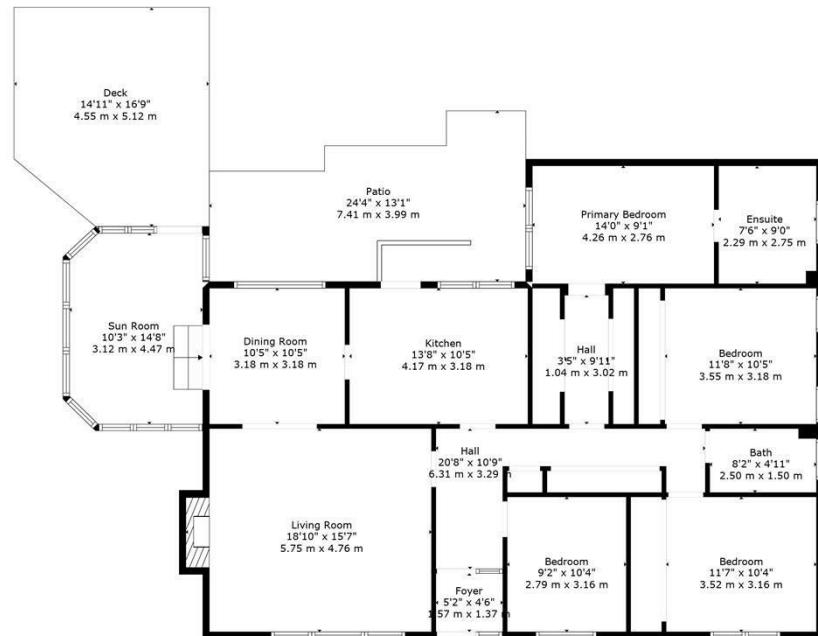
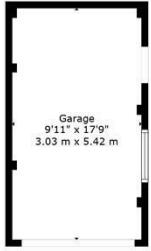
This beautifully presented home offers spacious and versatile accommodation, beginning with a welcoming vestibule leading into an L-shaped hallway with ample storage. The bright and spacious lounge features a gorgeous fireplace and windows that flood the space with natural light. Adjacent to the lounge,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

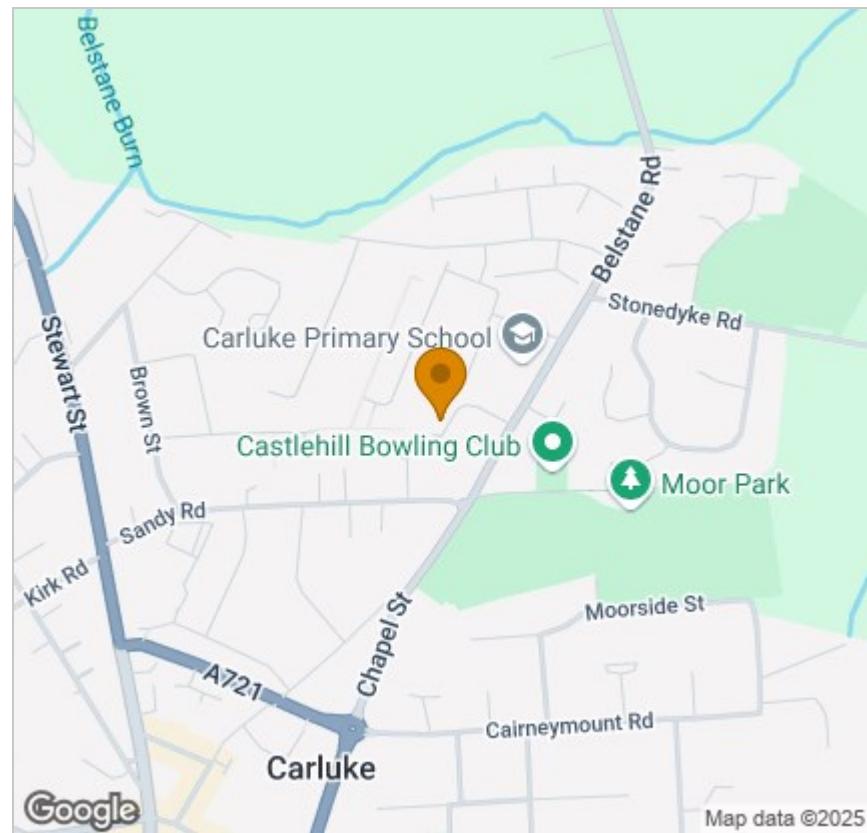
Further benefits include gas central heating and double-glazed windows are installed throughout.

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 m2
FLOOR 1: 1589 sq. ft, 148 m2
EXCLUDED AREAS: GARAGE: 177 sq. ft, 16 m2, PATIO: 252 sq. ft, 23 m2, DECK: 236 sq. ft, 22 m2,
FIREPLACE: 12 sq. ft, 1 m2



Energy Efficiency Graph

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

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

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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