



## 70 Allan Avenue

, Carluke, ML8 5UA

**Offers over £195,000**

### NEW TO THE MARKET!

A rarely available and spacious detached villa, set within a corner plot and located at the end of a small quiet cul-de-sac, minutes walk from Carluke Town Centre.

The accommodation comprises, on the ground level, reception hallway, formal bright lounge with double window formation allowing for an abundance of natural light, fitted kitchen and bedroom

On the upper level are a further two good sized bedrooms, both with fitted wardrobes and wet room.

The property is bound by large gardens to side and rear, allowing for a huge amount of potential subject to the necessary planning permissions being grant.

Further benefitting from double glazing, gas central heating and driveway.

The property is well positioned within Carluke where there are a wide range of amenities, including schools, shops, sports and recreational facilities and a short walk to the town centre and Carluke train station which offers services to both Glasgow and Edinburgh. Comprehensive motorway links network nearby, including M73, M74 and M8, offer excellent commuting access to all over Scotland and the South.

EPC D

### Viewing

Please contact our Pomphreys Properties Ltd Office on 01698373365 if you wish to arrange a viewing appointment for this property or require further information.

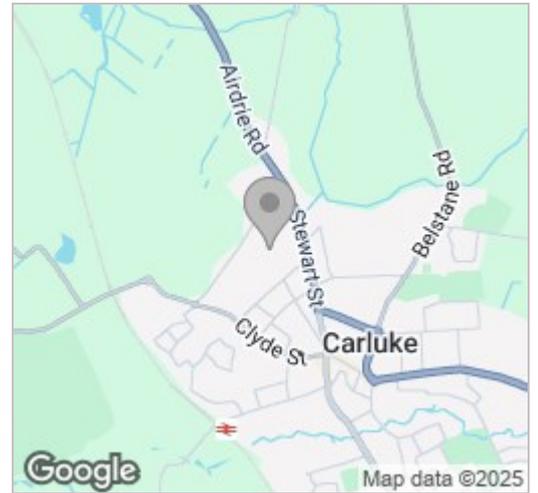
- Detached Family Villa
- Small quiet Cul de Sac
- Three Bedrooms
- Wet Room
- Gardens to front side and rear offering huge potential!
- Garage
- Large Lounge with ample space for Dining
- Driveway



## Floor Plan



## Area Map



## Energy Efficiency Graph



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