

AB Properties

16 Old Bridgend

, Carluke, ML8 4HN

Offers over £325,000

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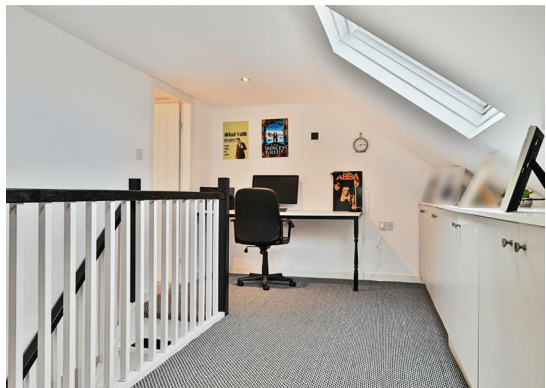

MY BOYS ARE
GRANDKIDS

















A wonderful opportunity to purchase this charming detached cottage, thoughtfully renovated and converted to create a versatile and beautifully arranged home in a central Carluke location.

Offering flexible accommodation over two levels, this attractive property will appeal to a variety of buyers, including families, downsizers and those seeking adaptable living space.

The ground floor welcomes you with a bright entrance hall leading to a well-appointed kitchen, featuring a stylish breakfast bar island, providing the perfect space for informal dining and entertaining. The adjoining dining room offers excellent space for family
meals and gatherings, while the comfortable lounge provides a lovely place to relax. A ground-floor master bedroom with walk in wardrobe adds further flexibility and convenience. A utility room and bathroom complete the ground-floor accommodation.

On the first floor, there are two further bedrooms, a second bathroom, and an additional office space, offering excellent flexibility for home working, guests or growing families.

Externally, the property enjoys a particularly impressive feature in its huge, beautifully landscaped garden, providing a wonderful outdoor space for relaxing, entertaining and family activities. A private driveway and detached garage further enhance the appeal.

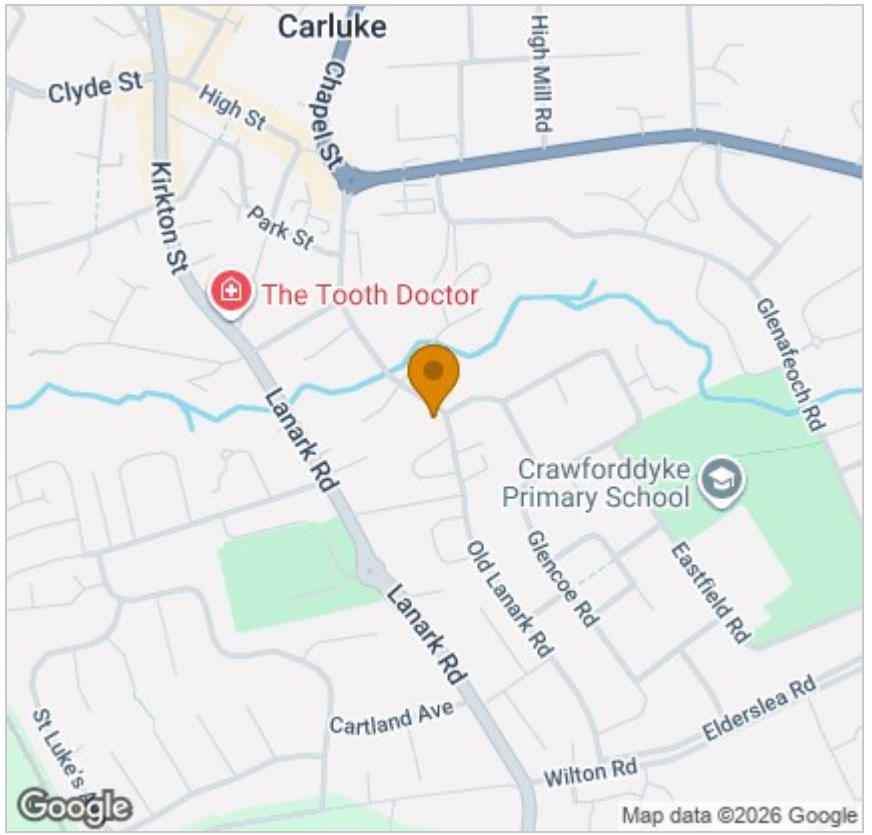
Situated in the heart of Carluke, the property is ideally placed for access to local shops, supermarkets, cafés and everyday amenities. Carluke offers a friendly community atmosphere, a range of schooling and leisure facilities, and excellent transport links,
including a railway station with connections to Glasgow and Edinburgh. The surrounding Lanarkshire countryside also provides plenty of opportunities for walking and outdoor pursuits.

Combining character, modern improvements, flexible accommodation and exceptional outdoor space, this is a truly appealing home which must be viewed to be fully appreciated.

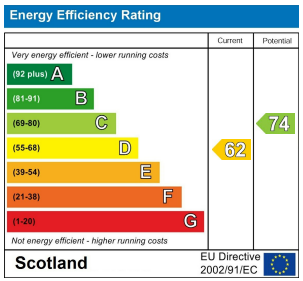


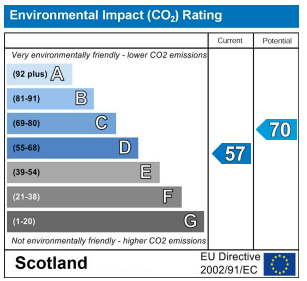
TOTAL: 1599 sq. ft, 148 m2
Ground floor: 1005 sq. ft, 93 m2, 1st floor: 594 sq. ft, 55 m2
EXCLUDED AREAS: GARAGE: 271 sq. ft, 25 m2, UTILITY: 64 sq. ft, 6 m2, PORCH: 26 sq. ft, 2 m2,
WALLS: 158 sq. ft, 15 m2

Illustration For Identification Purposes Only - Measurements Are Approximate



Energy Efficiency Graph





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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