

AB Properties

14 Angus Road

, Carluke, ML8 4NX

Offers over £104,995

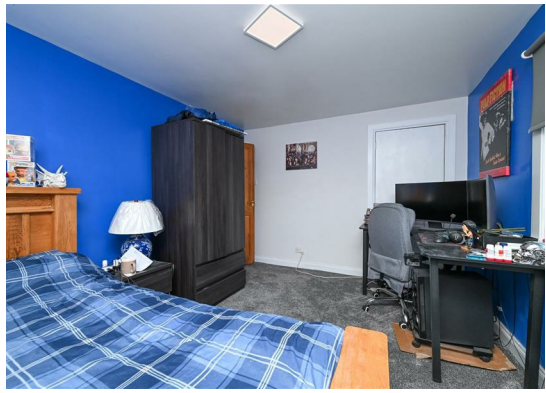
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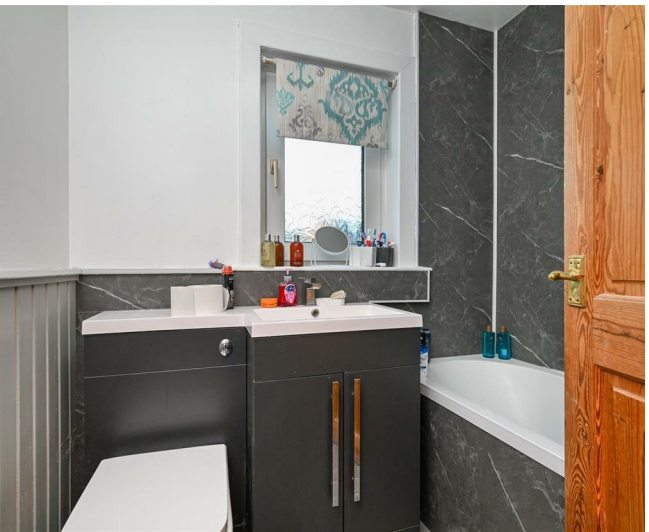














Set within a popular residential area of Carluke, this well-presented two-bedroom mid-terraced home combines generous living space with a practical layout arranged over two levels. Offering comfortable and well-proportioned accommodation, the property is an ideal choice for first-time buyers, young families or those looking to downsize without compromising on space.

The accommodation begins with a welcoming entrance hallway leading into the bright and spacious living room. This comfortable living space features a large front-facing window, allowing plenty of natural light to fill the room, alongside a stylish feature wall and ample space for freestanding furniture.

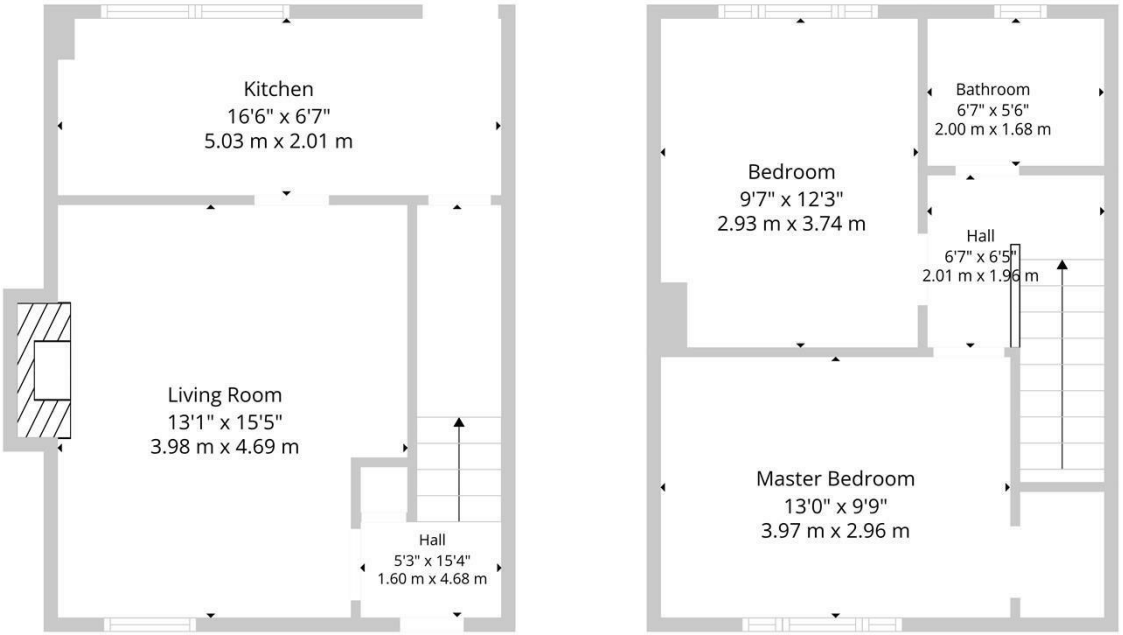
To the rear, the fitted kitchen offers a generous range of white wall and base units, complementary worktops and space for freestanding appliances, with a window overlooking the rear garden and a door providing direct outdoor access.

Upstairs, there are two generously proportioned double bedrooms, both offering excellent space for bedroom furniture. Completing the accommodation is the family bathroom, fitted with a modern three-piece suite comprising a W/C, wash hand basin with vanity storage and bath.

Further benefits include gas central heating and double glazing throughout.

Externally, the property enjoys an enclosed front garden with a lawned area and timber fencing. To the rear, there is a substantial, fully enclosed garden, predominantly laid with monoblock paving for ease of maintenance. This generous outdoor space is ideal for seating, entertaining and family enjoyment. A detached outbuilding provides additional storage or potential for a variety of uses.

Carluke offers a wide range of local amenities, including shops, supermarkets, schools and leisure facilities. The town also benefits from excellent transport links, including a railway station providing regular services to Glasgow and Edinburgh, making it a convenient location for commuters.

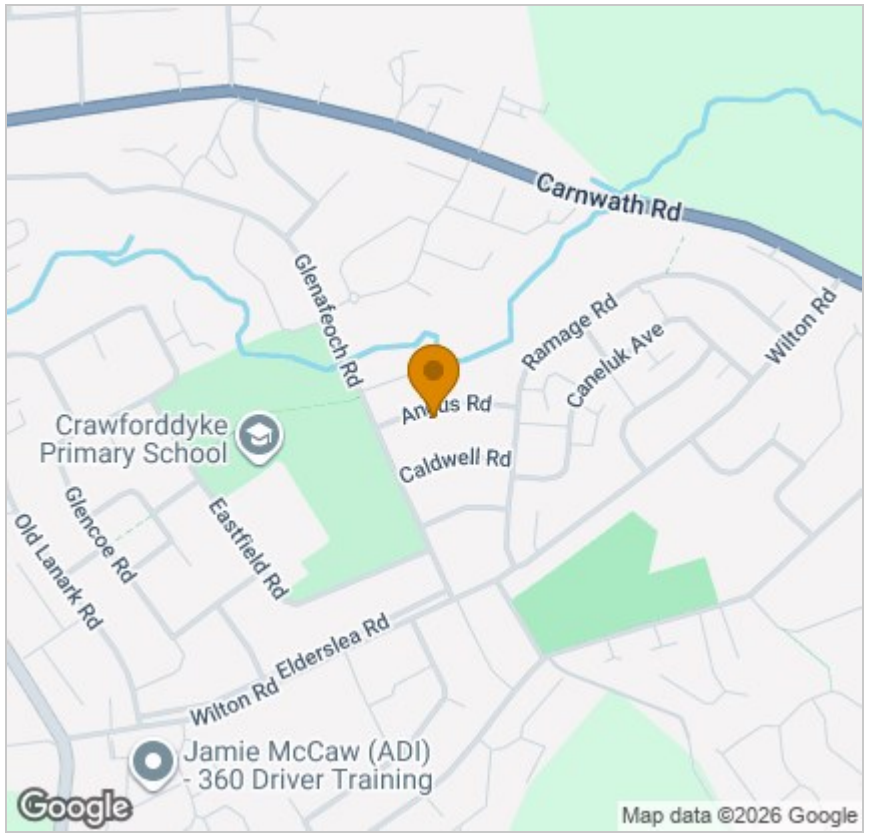


Ground Floor

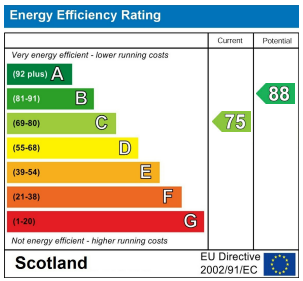
1st Floor

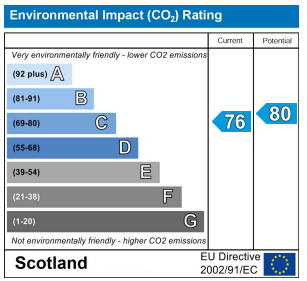
TOTAL: 741 sq. ft, 69 m2
Ground floor: 372 sq. ft, 35 m2, 1st floor: 369 sq. ft, 34 m2
EXCLUDED AREAS: FIREPLACE: 8 sq. ft, 1 m2, WALLS: 59 sq. ft, 5 m2

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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