

12 Smuggler's Brig Road

Crossford, Carluke, ML8 5SE

Offers over £245,000

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This attractive three-bedroom detached bungalow is situated within the sought-after village of Crossford and offers spacious, well-presented accommodation all on one level. With generous living space, private gardens and a driveway, this lovely home is perfectly suited to a range of buyers seeking comfortable single-level living.

The accommodation begins with a welcoming entrance hallway leading to a bright and generously proportioned living room, complemented by a feature fireplace that creates an attractive focal point and a warm, inviting atmosphere.

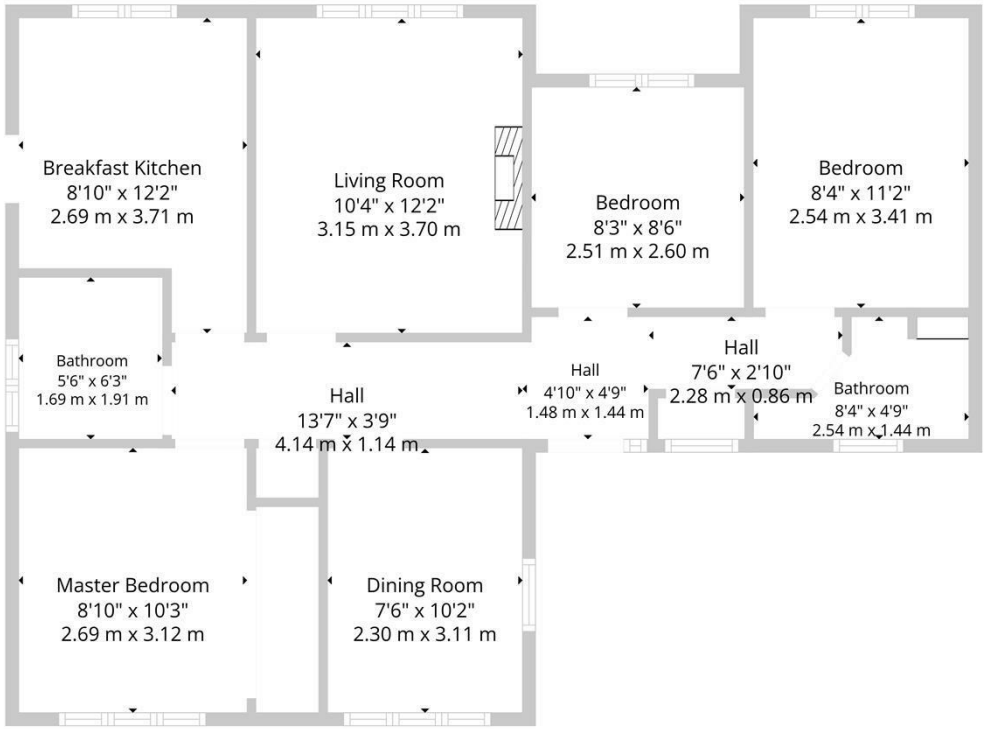
The fitted kitchen offers a range of cream shaker-style wall and base units, ample worktop space and room for casual dining, with a convenient door providing direct access to the garden. A separate dining room offers an ideal setting for family meals and entertaining guests.

The property benefits from three well-proportioned bedrooms, with the principal bedroom featuring fitted mirrored wardrobes. The remaining bedrooms offer flexible accommodation, ideal for family members, guests or a home office. Completing the accommodation are two bathrooms, one comprising a WC, wash hand basin and walk-in shower, whilst the other features a WC, wash hand basin and bath with an overhead shower.

Further benefits include oil central heating, with a new boiler installed only last year, and double glazing throughout.

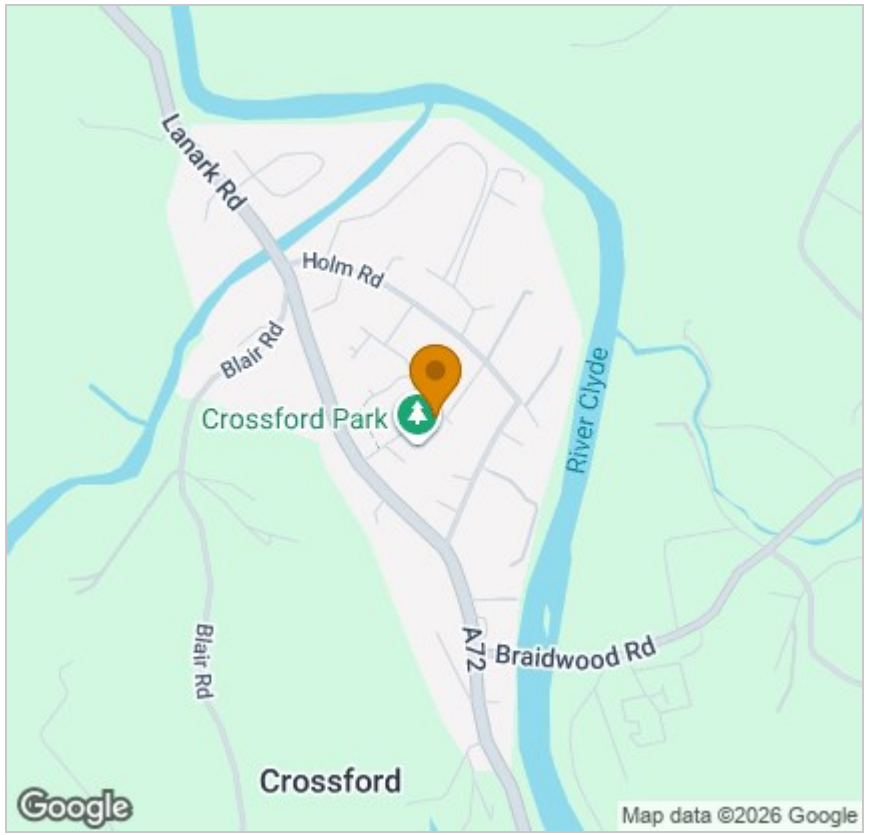
Externally, the property enjoys established gardens with a variety of mature shrubs and planting. The enclosed rear garden has been thoughtfully designed for low-maintenance living, featuring decorative stone chips, paved seating areas and a garden shed. A private driveway provides convenient off-street parking.

Crossford is a desirable village within the Clyde Valley, offering a peaceful setting whilst remaining within easy reach of Lanark, Carluke and surrounding towns.

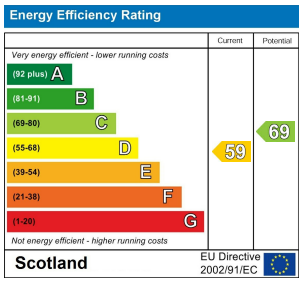


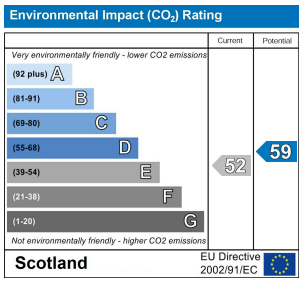
TOTAL: 780 sq. ft, 72 m2
Ground floor: 780 sq. ft, 72 m2
EXCLUDED AREAS: WALLS: 67 sq. ft, 7 m2

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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