

11 Arran Gardens

CARLUKE, SOUTH LANARKSHIRE, ML8 4HS



**THIS PROPERTY
IS SUBJECT TO A
BUYER'S PREMIUM**



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Excellent four-bed detached, beautifully extended and nestled in a quiet street, an ideal family home



We are delighted to bring to the market this fantastic four-bed detached, extended family home. Set in a popular family-friendly street that's known for its neighbourly spirit. This delightful and charming property has been thoughtfully extended to create a great place to come home to and it's presented in good condition.

THE LOUNGE



The lovely upgraded accommodation comprises a bright and spacious lounge/diner, which given its shape would suit a range of furniture configurations. The design of the space affords plenty of room for a dining table if required. The family room off the lounge offers great space as a formal dining room, TV room or Home Office space if required.

THE FAMILY ROOM



THE KITCHEN



The spacious white kitchen makes a fantastic hub around mealtimes. It's perfect for the home, finished in a lovely range of fitted units, with a cooker and ample space for a freestanding washing machine, dishwasher and fridge freezer. The kitchen also affords plenty of space for a breakfast table. It's evident this is a well-equipped space for any chef to serve up a marvellous meal.



Further accommodation on the ground floor includes a double bedroom, which is a great size and benefits from an en-suite shower room. The downstairs cloakroom toilet is a handy addition and welcome in any family home.

BEDROOM 1





There are a further three bedrooms in this lovely home, all with ample space for free-standing furniture. There is also ample cupboard space throughout the property to help keep everything clutter-free and in its place. The tiled family bathroom is finished in a white suite with an electric shower over the bath, ensuring there's always an instant supply of hot water for refreshing showers.

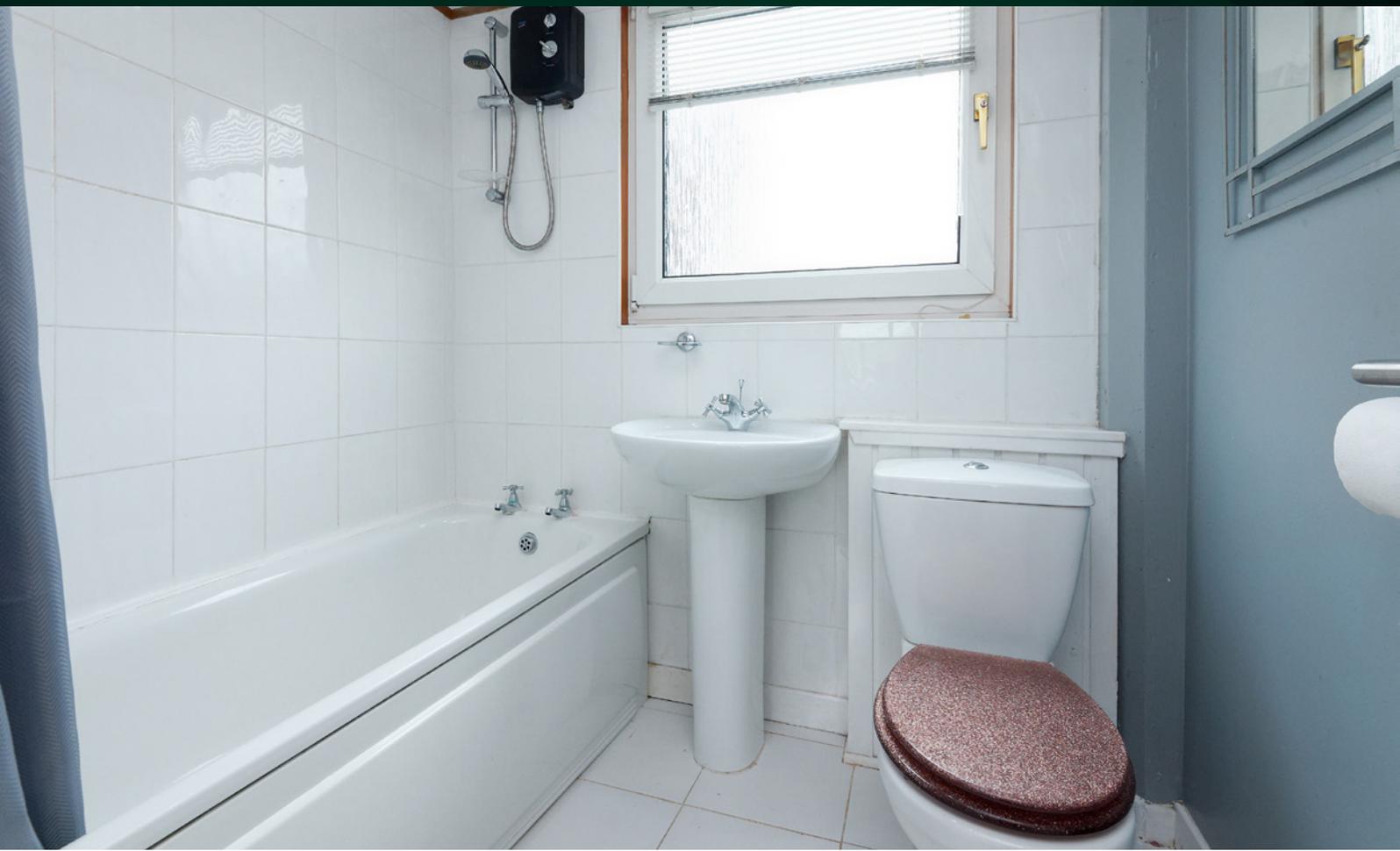
BEDROOM 2



BEDROOM 3 & 4



THE BATHROOM



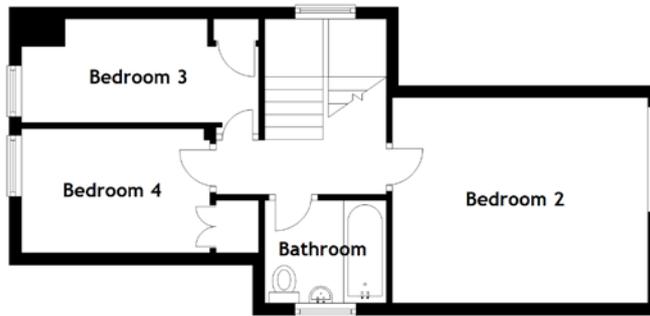
The home is kept warm, comfortable and secure via gas central heating and double glazing. The low maintenance garden areas offer great outdoor space, with the rear garden being both secure and child-friendly. On sunnier days the cool and contemporary tiered deck area offers a great place to relax, unwind and enjoy a coffee or a glass of wine at the end of a hard day. Parking is off-street to the front aspect. This great home would make an ideal buy for so many people or even a great investment property for a smart Buy-To-Let investor.

Early viewing is strongly advised for anyone seeking a great condition property with loads of charm and appeal, set in a family-friendly location.

THE GARDEN



FLOOR PLAN, DIMENSIONS & MAP



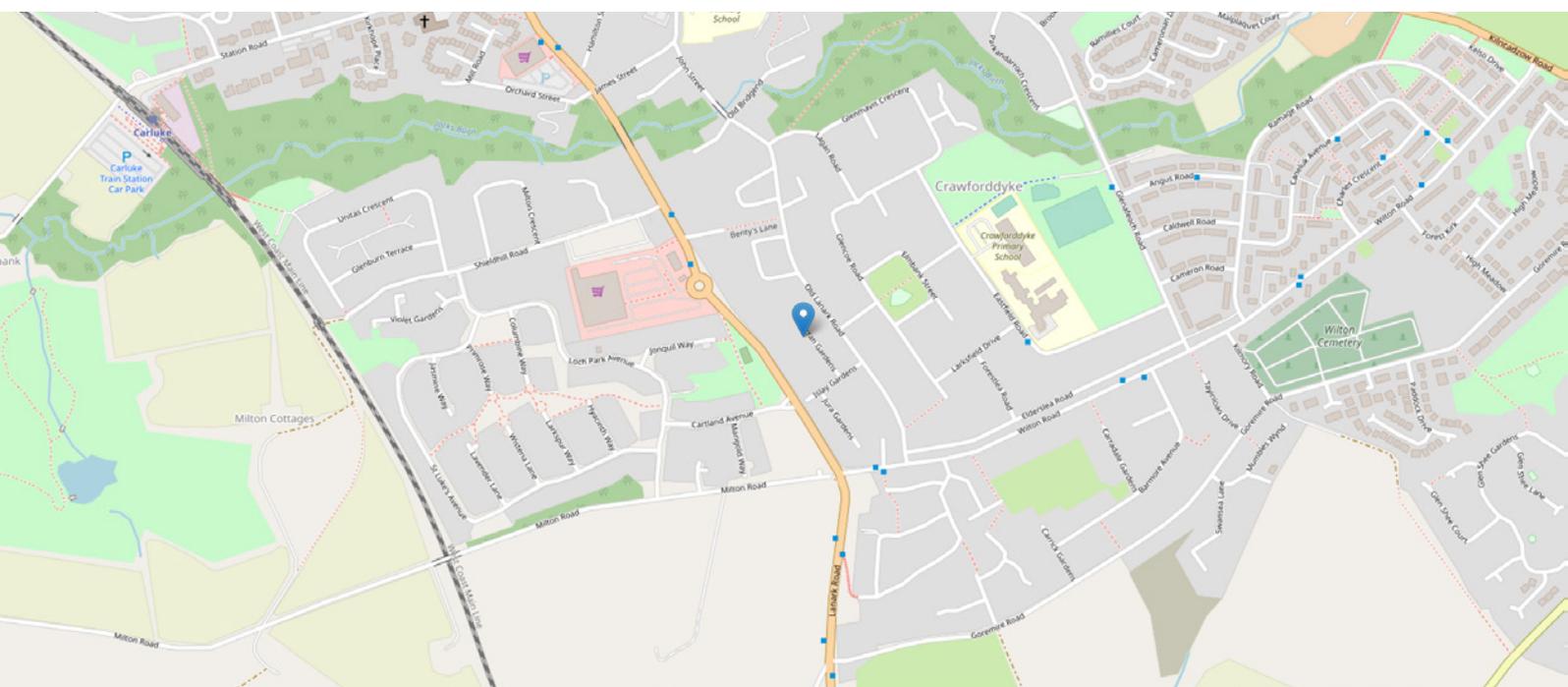
Approximate Dimensions
(Taken from the widest point)

| | |
|-------------|--------------------------------|
| Lounge | 4.70m (15'5") x 4.20m (13'9") |
| Family Room | 5.20m (17'1") x 3.70m (12'2") |
| Kitchen | 4.75m (15'7") x 3.90m (12'10") |
| WC | 1.45m (4'9") x 1.00m (3'3") |
| Bedroom 1 | 3.70m (12'2") x 3.60m (11'10") |
| En-suite | 3.00m (9'10") x 1.50m (4'11") |

| | |
|-----------|-------------------------------|
| Bedroom 2 | 4.40m (14'5") x 3.40m (11'2") |
| Bedroom 3 | 4.10m (13'5") x 2.05m (6'9") |
| Bedroom 4 | 3.10m (10'2") x 2.05m (6'9") |
| Bathroom | 1.95m (6'5") x 1.70m (5'7") |

Gross internal floor area (m²): 125m²
EPC Rating: D

Buyer's Premium Value: £2400.00



THE LOCATION

The scenic town of Carlisle is a very popular place to live and commute from, with great schools and plenty of amenities nearby. With an eighteen-hole golf course, good access to the Scottish Borders and Clyde valley and excellent walks for the outdoor enthusiast including Tinto Hill and the Falls of Clyde.



Carlisle is much favoured particularly for those requiring good transport links and easy access to Glasgow and Edinburgh. Edinburgh City is only a thirty-minute drive away, giving good access to all of east-central Scotland. The M74 is also only a fifteen-minute journey time, giving good access to Glasgow and the West of Scotland. All in all, this property is ideally situated for any commuter to either Edinburgh or Glasgow.




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