McEwan Fraser Legal
Solicitors & Estate Agents

6 Dungavel Lane

CARLUKE, ML8 4NP



A generously proportioned three-bedroom mid-terraced villa is ideally situated within a highly sought-after area of Carluke, offering spacious and flexible accommodation arranged over two levels



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This generously proportioned three-bedroom mid-terraced villa is ideally situated within a highly sought-after area of Carluke, offering spacious and flexible accommodation arranged over two levels. Presented to the market by McEwan Fraser Legal, this appealing home is sure to attract a wide range of buyers, including first-time purchasers, families and those seeking versatile living space.

THE LOUNGE/DINER









A welcoming entrance leads into the ground floor, where you will find a bright and spacious lounge/dining area. A large front-facing picture window enjoys an attractive outlook and allows an abundance of natural light to flood the room, creating a warm and inviting environment, ideal for both relaxing and entertaining.

THE KITCHEN



The well-appointed kitchen offers an excellent range of floor and wall-mounted units, complemented by contemporary work surfaces and plumbing provisions for freestanding appliances.





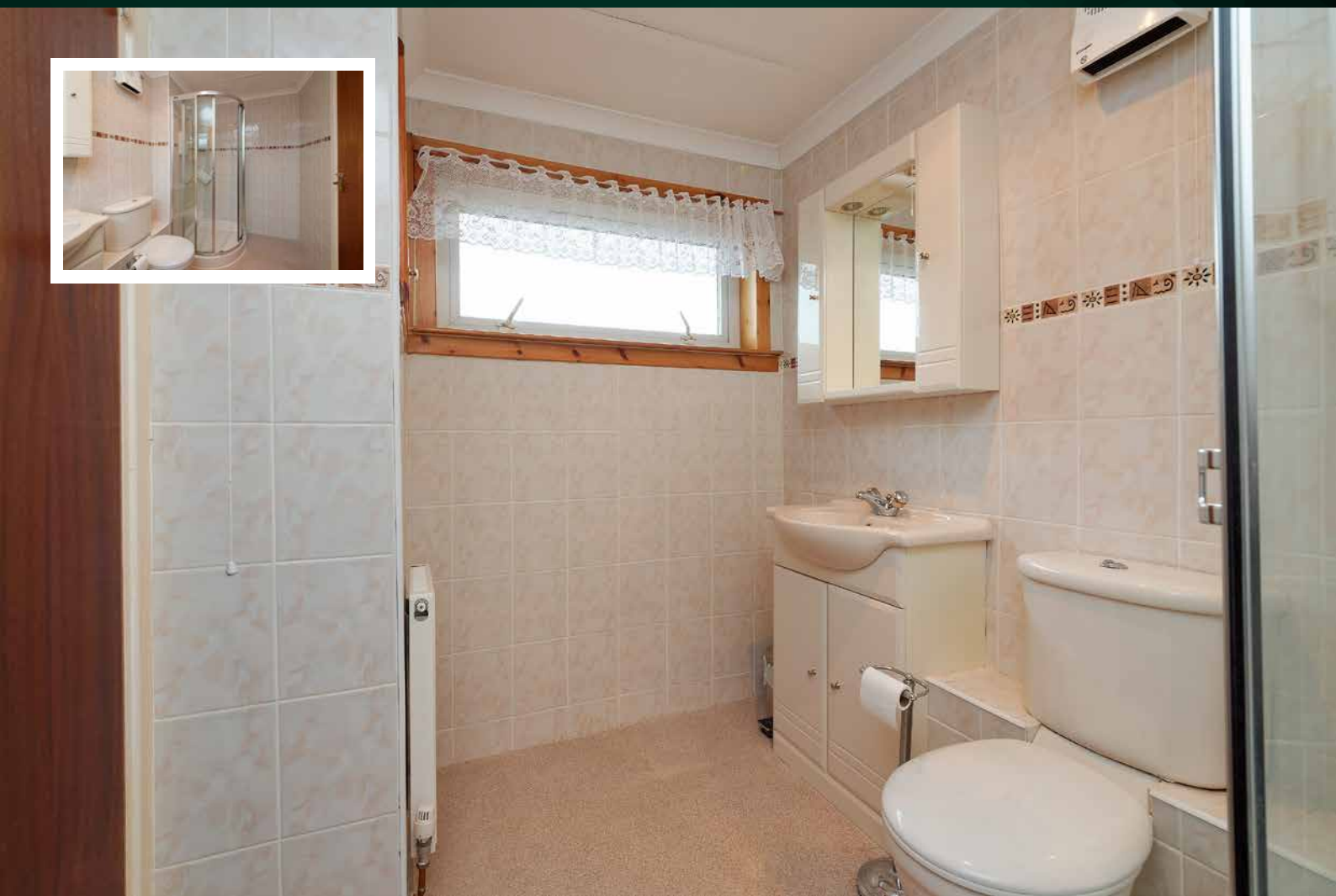




On the first floor, there are three generously proportioned bedrooms, each offering flexible furniture arrangements and ample space for additional freestanding furnishings if required. All three rooms are neutrally decorated, providing a blank canvas for the new owner to personalise and make their own. A wet room completes the internal accommodation.

Excellent storage provision is available throughout both levels, adding to the practicality of this appealing home.

THE SHOWER ROOM



BEDROOM 1





BEDROOM 2





BEDROOM 3





Externally, the property benefits from private gardens to both the front and rear. The fully enclosed rear garden offers a secure and private outdoor space, making it ideal for families with children or pets. Enjoying a sunny aspect, the garden provides an excellent setting for outdoor relaxation, entertaining, or simply enjoying the warmer months. A rear access lane also provides convenient access for bin storage and collection.

Further benefits include gas central heating and double glazing, helping to ensure comfort and efficiency throughout the year.

EXTERNALS





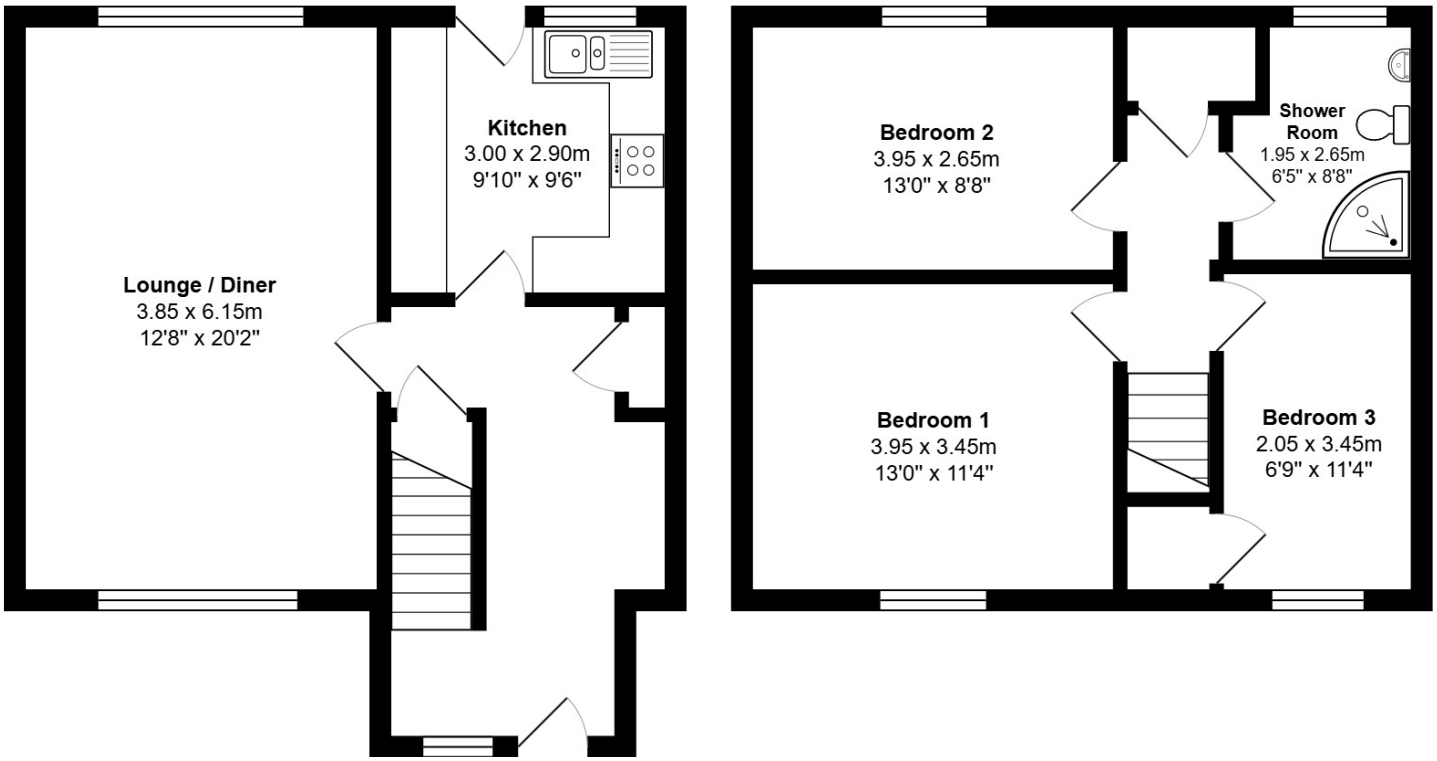






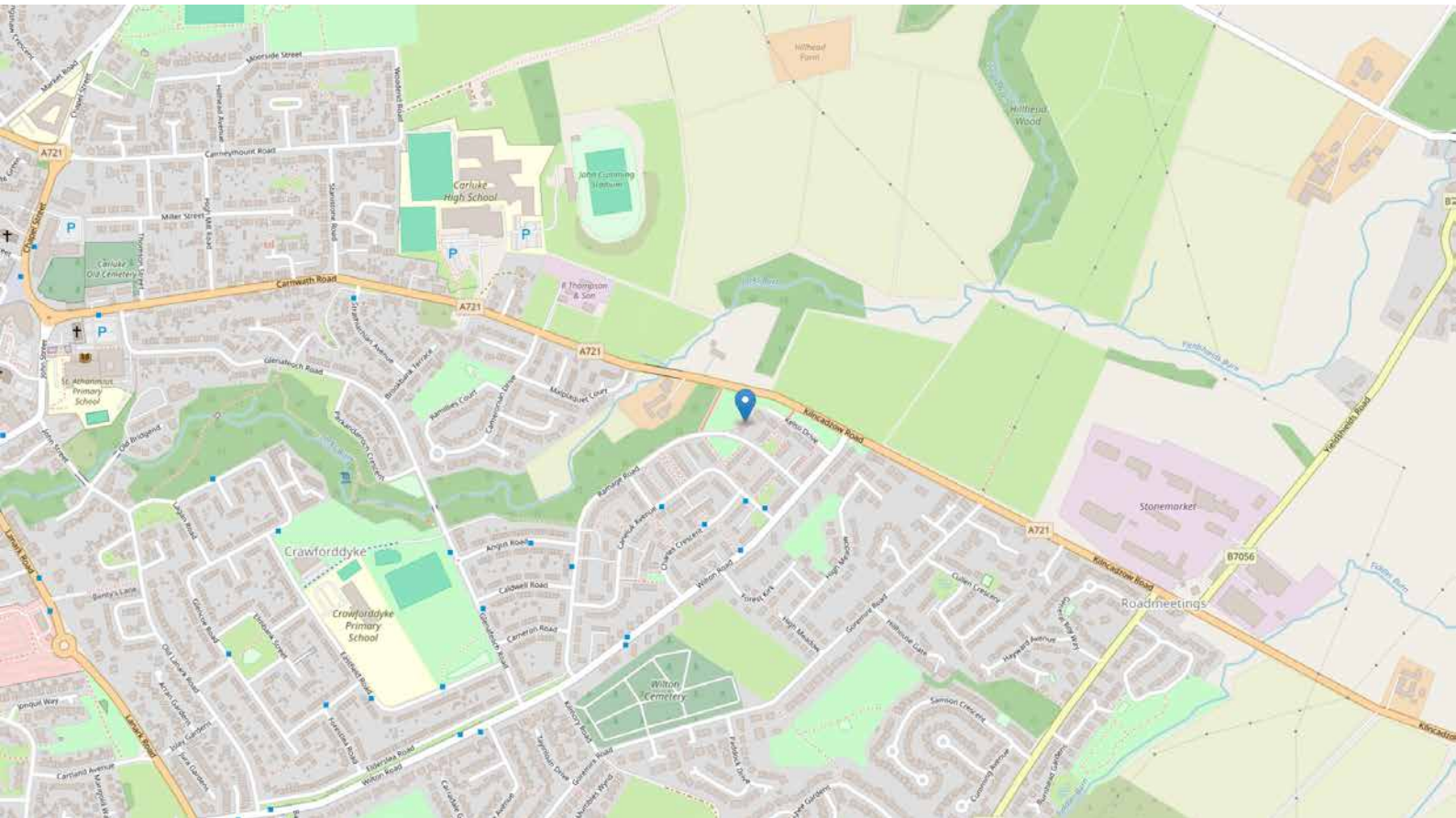


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m^2): 108m^2 | EPC Rating: C



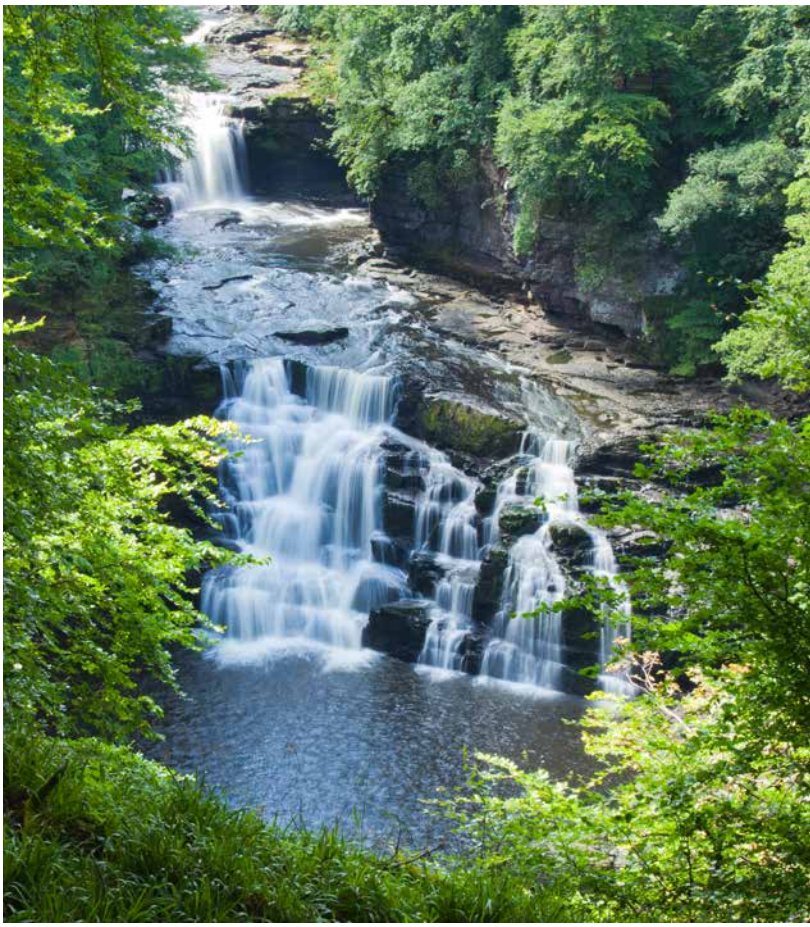
THE LOCATION

Carluke's a popular place to live and commute from, with great schools and plenty of amenities. There is a lovely eighteen-hole golf course and also good access to the Scottish Borders and the Clyde Valley, providing excellent walks for the outdoor enthusiast, including Tinto Hill and the Falls of Clyde.

Carluke is much favoured particularly for those requiring good transport links and easy access to Glasgow and Edinburgh, rural yet not isolated feel and value for money. Edinburgh City Bypass is only a thirty-minute drive away, giving good access to east-central Scotland. The M74 is only a fifteen-minute journey giving good access to Glasgow and the West of Scotland. In all, this property is ideally situated for the commuter to either Edinburgh or Glasgow.







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