



AB Properties



12 Loanfoot Gardens
Braidwood, Carluke, ML8 5SS

Offers over £269,995



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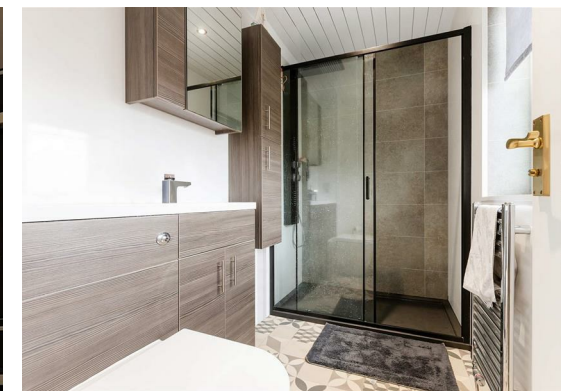


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AB Properties are delighted to welcome to the market this beautifully presented four-bedroom detached villa located within a popular residential area in Braidwood, positioned between Lanark and Carluke.

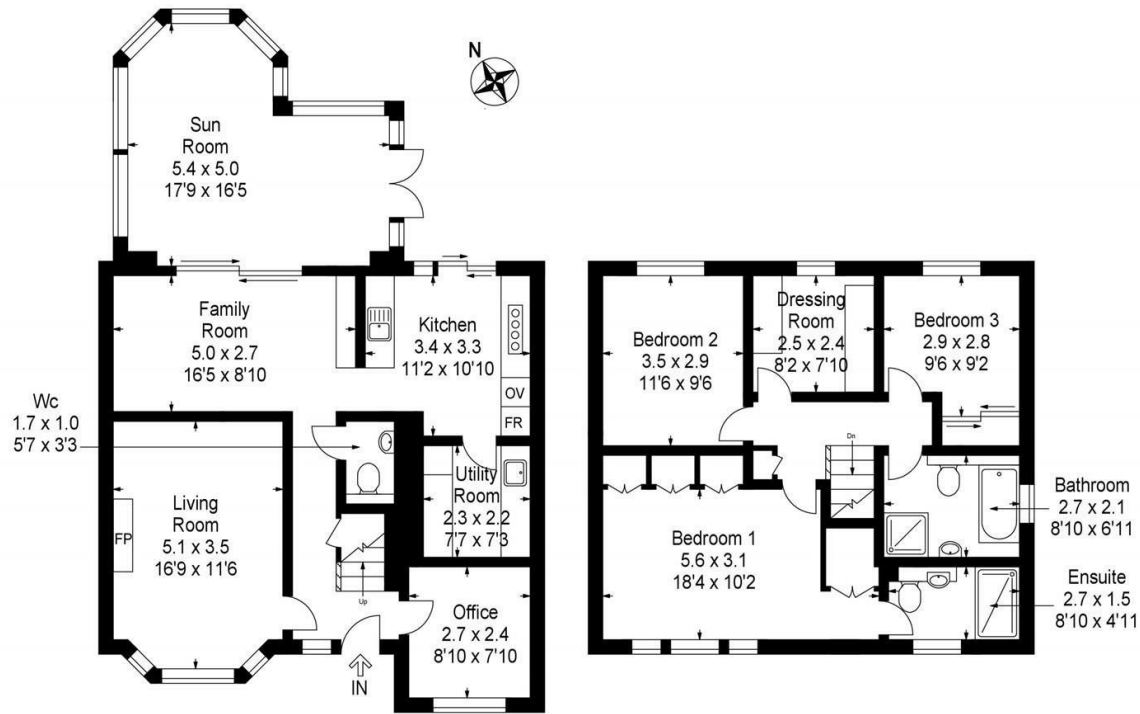
Tastefully finished throughout in an attractive colour pallet, this luxury villa offers flexible living accommodation set over two levels. The lower level comprises of a welcoming entrance hallway, a convenient WC, an office and a formal lounge with gorgeous feature fireplace and bay window, flooding the room with natural light. The ground floor is complete with a utility, a modern breakfasting kitchen which is open plan to a sitting area, leading to an attractive sunroom via bi-fold doors. The kitchen area provides a breakfast bar for informal living and has been fitted with a range of appliances including an induction hob, mid-height double oven, fridge-freezer, Quooker tap and a dishwasher.

On the first floor there is a stylish four-piece family bathroom with gorgeous freestanding bath, the master suite with built in storage and a modern ensuite shower room and a further three generously sized bedrooms; one of which benefit from fitted. The four bedroom is currently utilised as a dressing room.

Additional benefits include gas central heating, double glazing, and an electric car charging point.

Externally, to the front of the property there is a well-kept lawn with mature shrubs and a monoblock driveway which provides ample off-street parking. The enclosed rear garden comprises of a lovely decked patio, a paved patio, a sizeable lawn and an outhouse with electricity.





Ground Floor



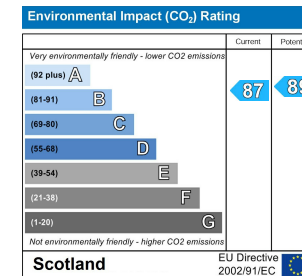
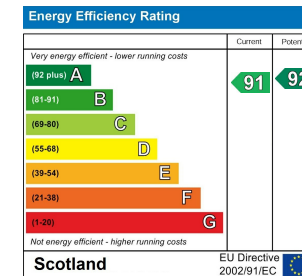
First Floor

This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (D 110927)

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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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