

4 Rutland Gardens

SOUTH LANRSHIRE, CARLUKE, ML8 4FN



*Immaculate Three-Bedroom Detached
Home in Walk-In Condition*



01698 537 177



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk

Jonny Clifford with McEwan Fraser Legal is delighted to present this Immaculate three-bedroom detached home nestled in a desirable residential area of Carluke, this stunning property is presented to the market in pristine, walk-in condition. Built just three years ago, the property has been meticulously maintained and finished to an exceptional standard, offering modern living with a touch of luxury.

THE LIVING ROOM



Upon entering, you are greeted by a bright and welcoming hallway that sets the tone for the rest of the home. The spacious living room is a stylish yet comfortable retreat, featuring a striking media wall—ideal for family movie nights or entertaining guests. A large front-facing window allows an abundance of natural light to flood the space, creating a bright and airy atmosphere.

THE KITCHEN



The heart of the home is undoubtedly the luxurious kitchen and dining area. This space is finished with beautiful marble flooring, complementing the quartz worktops and high-quality integrated appliances, including a fridge freezer, oven, hob, and dishwasher. The open-plan design ensures a seamless flow between cooking, dining, and socializing, making it a fantastic hub for family life.

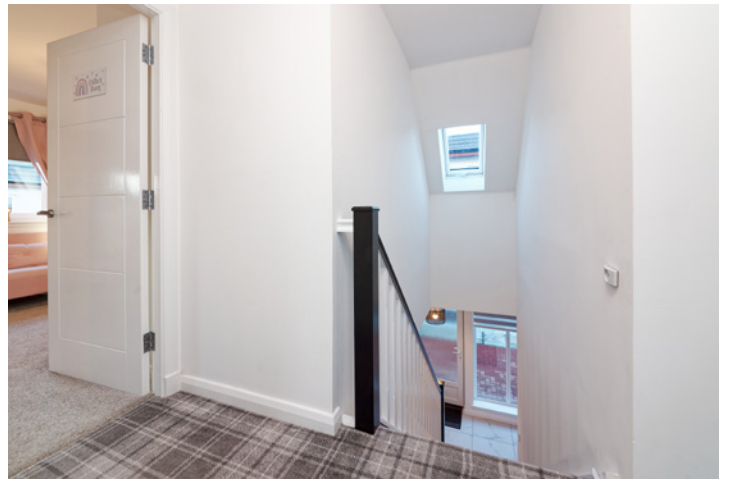
THE DINING ROOM



A downstairs master bedroom with its own French door leading to the garden is so convenient. It is very well proportioned with lots of integrated storage, it's further benefited by a fully tiled Jack and Jill shower room, providing convenience and accessibility. Stylish and modern in design, it is finished to an impeccable standard.

BEDROOM 1





Upstairs, the property continues to impress with two generously sized double bedrooms, both offering ample space for storage and furniture. The primary bedroom is a true sanctuary, complete with its own sleek en-suite shower room, providing privacy and comfort.

The family bathroom has just been renovated and it truly is a serene space to relax in, fully tiled with a pearl white tub, you'll be looking forward to bath time every day.

THE BATHROOM



BEDROOM 2



BEDROOM 3



Externally, the home boasts a beautifully landscaped rear garden, designed for both relaxation and entertainment. A newly installed decking area sits in a perfect suntrap location, making it an ideal space for outdoor dining, social gatherings, or even a hot tub installation. The front of the property features a private driveway with space for three cars, ensuring convenience for multiple vehicles.

One of the standout features of this property is its solar panel system, significantly reducing energy bills and making it an eco-friendly choice for modern living.

This is a rare opportunity to secure a beautifully presented, energy-efficient home in a sought-after location. These houses don't come up often and when they do, they go quickly! Early viewing is highly recommended!

EXTERNALS

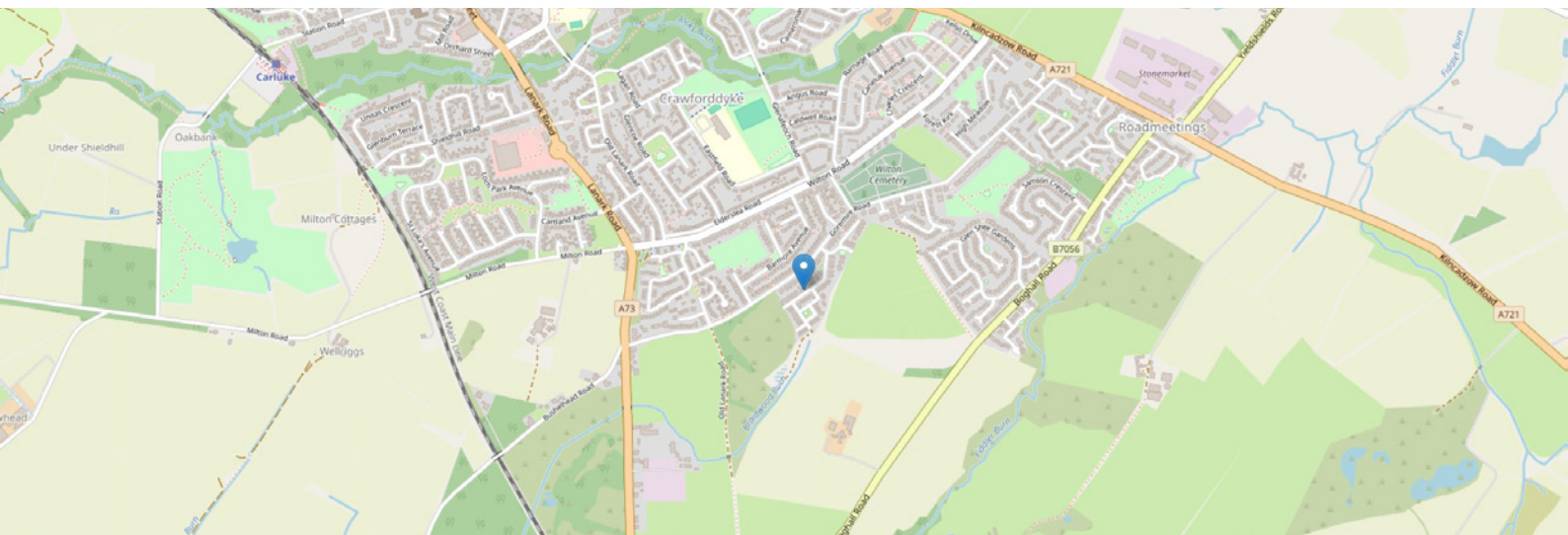


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 121m² | EPC Rating: B



THE LOCATION

Carlisle'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.

Carlisle 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.




McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01698 537 177

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



Text and description
JONNY CLIFFORD
Surveyor



Professional photography
CRAIG DEMPSTER
Photographer



Layout graphics and design
ALLY CLARK
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.