

44 Station Road

CARLUKE, SOUTH LANARKSHIRE, ML8 5AD



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

*A stunning 5 bed, 3 public room detached sandstone
Victorian villa, excellent order throughout*



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We are delighted to introduce to the market, this beautiful and rarely available period sandstone villa. Unique properties with character and provenance such as this are not often available, and this utterly charming Victorian example retains a wealth of period features whilst presented to the market in excellent condition. The original features of the property have been lovingly preserved which include beautiful cornicing, high ceilings and tall skirtings. There's a great sense of free-flowing space throughout the property and viewers will note this is a very adaptable home which provides substantial accommodation for any growing family.

The property is nestled in an excellent residential location with trees and landscaped gardens that frame the property beautifully.

THE FAMILY ROOM



The accommodation consists of an impressive hallway, leading to a large family room on the left. This room is wonderfully bright due to the double aspect windows and retains a feature fireplace. Further accommodation on the left we find a very pleasing dining room which offers fantastic space for dining with friends and family on more formal occasions.

THE DINING ROOM



The right-hand side of the ground floor leads to the spacious lounge which features a large Bay window bathing the room in light another beautiful feature fireplace and an abundance of space for various furniture configurations.

THE LOUNGE



THE KITCHEN



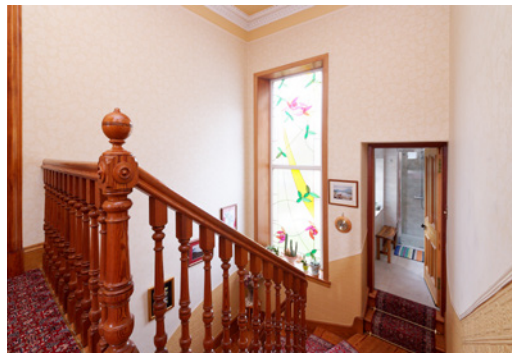
Towards the back of the home viewers will find a cloakroom toilet. The kitchen is laid out to a range of fitted units, with a breakfast bar area. Appliances include a gas hob, electric oven, built-in microwave and under-counter fridge. There are two utility areas just off the kitchen which offer plenty of space to cope with the challenges of the family laundry requirements, including ample space for a washing machine, tumble dryer and fridge freezer.



THE UTILITY ROOMS



THE HALLWAY



There are five spacious bedrooms within this lovely home, all have plenty of room for freestanding furniture and wardrobes. The smaller fifth bedroom makes an ideal home office space. The upstairs family bathroom is beautifully finished and well-appointed with a mains shower enclosure, stunning tiles, a heated towel rail, underfloor heating and a white suite.

BEDROOM 1



BEDROOM 2



BEDROOM 3



BEDROOM 4



BEDROOM 5/STUDY



THE BATHROOM



The home is kept warm, comfortable and secure via double glazing, gas central heating and solar panels, which are on a high-value feed-in tariff and provide electricity and excellent income from excess electricity sold back to the grid. Never has there been a more important time to have solar panels than the current cost of living crisis regarding energy.

The secure and sizeable gardens have been beautifully landscaped and offer excellent outdoor space for pets and children. The sun patio will offer a great place to enjoy the outdoors on sunnier days. Outdoor space is complemented by excellent off-street parking to the front and side aspects which will easily handle many cars on the mono-blocked driveway. The garage space is more than a double garage and for those who like to tinker with a hobby, they will prove invaluable.

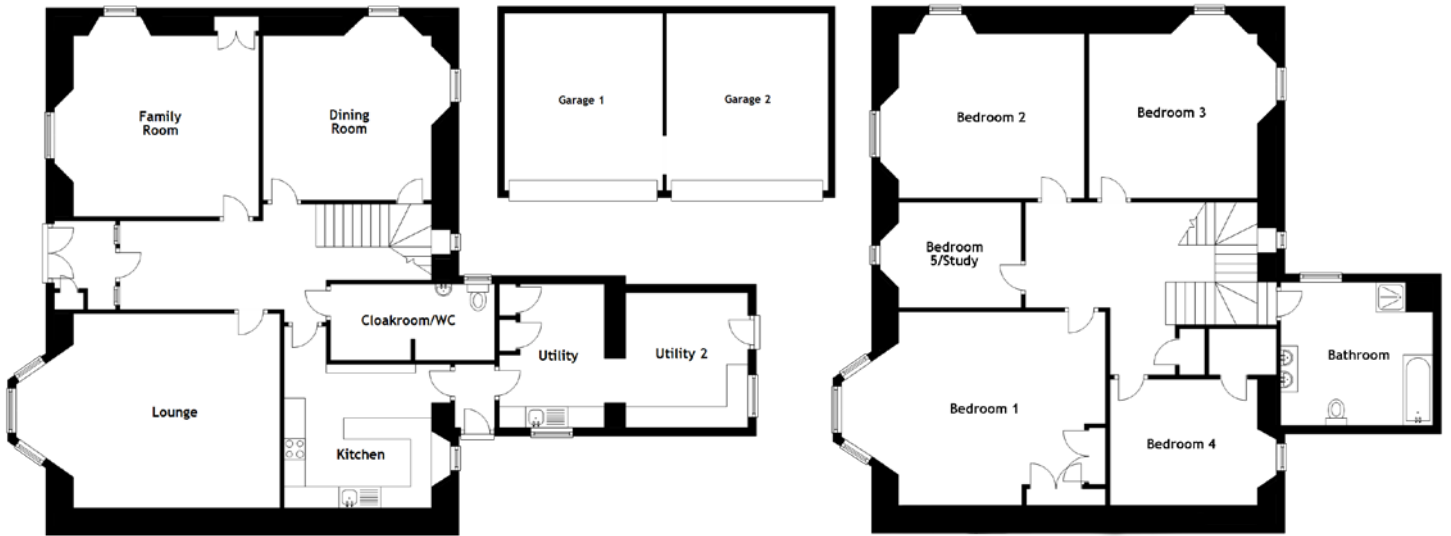
Some properties are rare and immediately impressive, and this is certainly one of them. Early viewing is strongly advised for anyone seeking a completely unique family home, all set in an excellent residential location.

EXTERNALS





FLOOR PLAN, DIMENSIONS & MAP



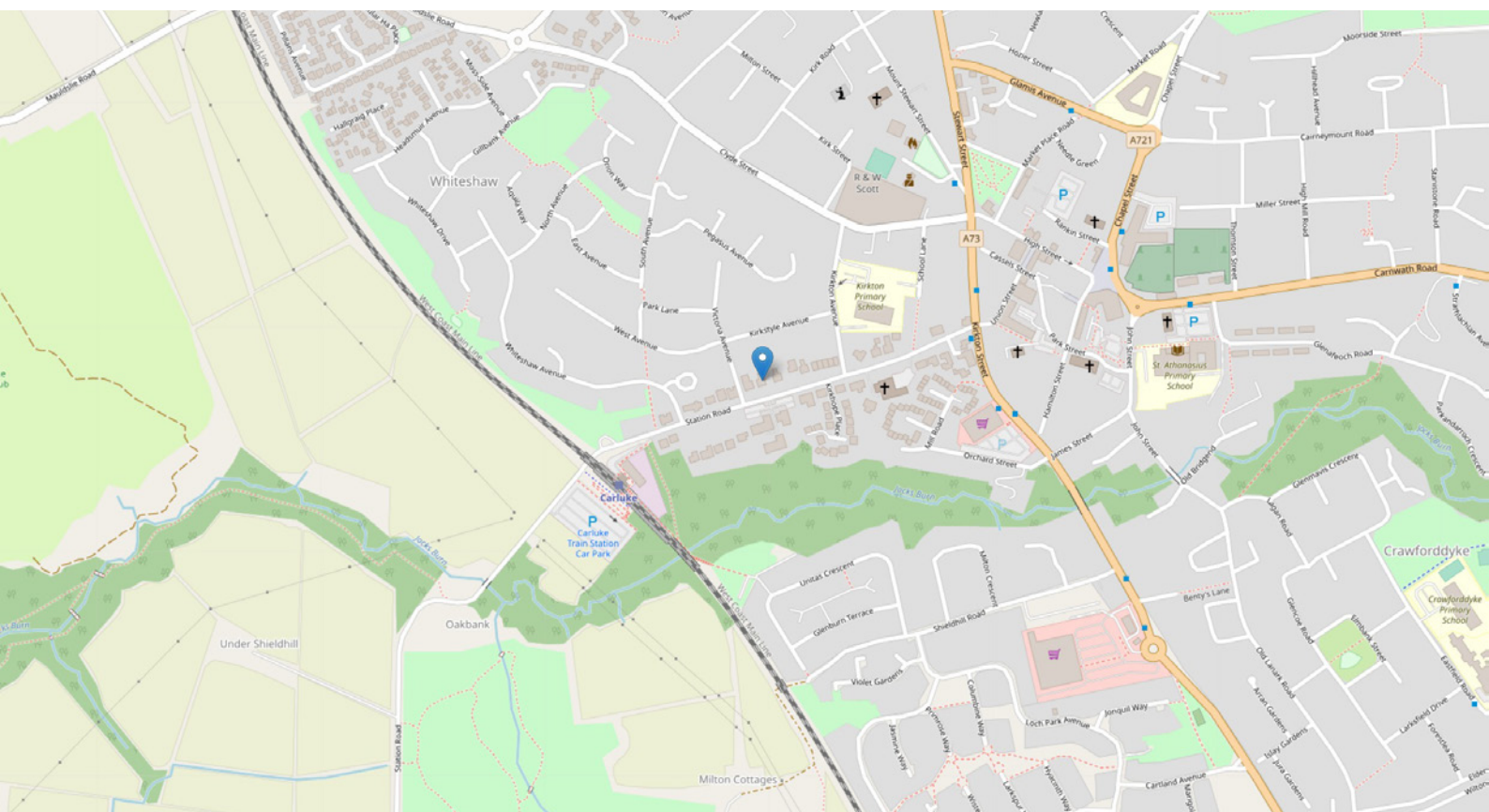
Approximate Dimensions (Taken from the widest point)

Family Room	4.40m (14'5") x 4.30m (14'1")
Dining Room	4.00m (13'1") x 3.90m (12'10")
Lounge	6.25m (20'6") x 4.60m (15'1")
Kitchen	4.30m (14'1") x 3.50m (11'6")
Utility	3.40m (11'2") x 2.90m (9'6")
Utility 2	3.20m (10'6") x 2.90m (9'6")
Cloakroom/WC	3.90m (12'10") x 1.80m (5'11")
Bedroom 1	6.25m (20'6") x 4.60m (15'1")
Bedroom 2	4.40m (14'5") x 3.90m (12'10")

Bedroom 3	4.00m (13'1") x 3.90m (12'10")
Bedroom 4	3.50m (11'6") x 3.00m (9'10")
Bedroom 5/Study	2.90m (9'6") x 2.50m (8'2")
Bathroom	3.60m (11'10") x 3.30m (10'10")
Garage 1	5.15m (16'11") x 4.61m (15'1")
Garage 2	5.15m (16'11") x 4.70m (15'5")

Gross internal floor area (m²): 234m²
EPC Rating: C

Buyer's Premium Value: £6000.00



THE LOCATION

The scenic town of Carluke is a very popular place to live and commute from, with plenty of amenities nearby and great schools including the much sought after Kirkton Primary right around the corner from their property. 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.





Carluke 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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