

# 63 Balcastle Crescent

CARLUKE, SOUTH LANARKSHIRE, ML8 4LG



*Beautiful detached four-bed family home, two public rooms, three bathrooms plus WC, walk-in condition, nestled in a quiet cul-de-sac*



01698 537 177



[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)



[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)



We are delighted to bring to the market this fantastic four-bed detached property. Nestled beautifully within a popular family-friendly street of beautiful homes. This delightful and charming property has been thoughtfully designed with easy, free-flowing space which includes: four bedrooms, two public rooms, three bathrooms and a WC.

# THE LOUNGE



The upgraded accommodation on offer comprises a welcoming hallway, leading to a large lounge, which is wonderfully bright and spacious and given its shape and size, would suit a range of furniture configurations. The views of the open fields with horses gently grazing in them are stunning and a crowning glory of this lovely home. Across the other side of the hallway, viewers will find a lovely family room/games room.

# THE FAMILY ROOM



# THE KITCHEN/DINER



The stylish kitchen diner makes a fantastic hub around mealtimes. It's perfect for the home, very spacious and finished in a range of fitted units, with a gas hob, double electric oven/grill with ample space for the integrated dishwasher and fridge freezer. The dining area is spacious and bright with light flooding in through the French doors. It is evident that this is a well-equipped space for any chef to serve up a marvellous meal. The utility space caters nicely for the washing machine, and there is an adjacent and handy downstairs WC.



# THE UTILITY & WC



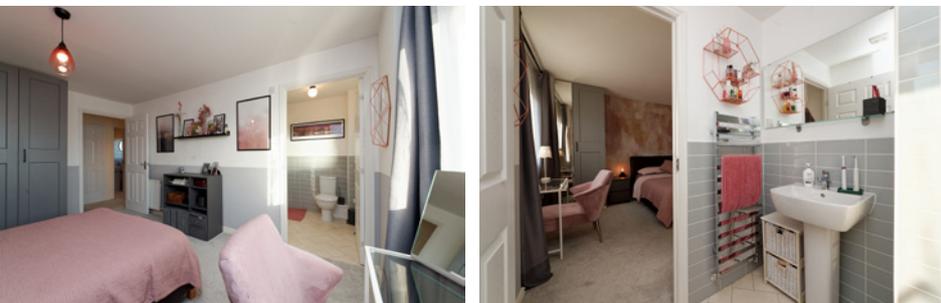


There are four bedrooms in this lovely home, all of which have plenty of room for free-standing furniture. The spacious master bedroom is en-suite, and due to the clever use of space, bedrooms two and three also benefit from a Jack and Jill en-suite. They are bright and modern and beautifully finished for luxurious bathing and showering. There's ample cupboard space throughout the property to help keep everything clutter-free and in its place. The tiled family bathroom is bright, fresh and finished with a white three-piece suite.

## THE BATHROOM



# BEDROOM 1



# BEDROOM 2



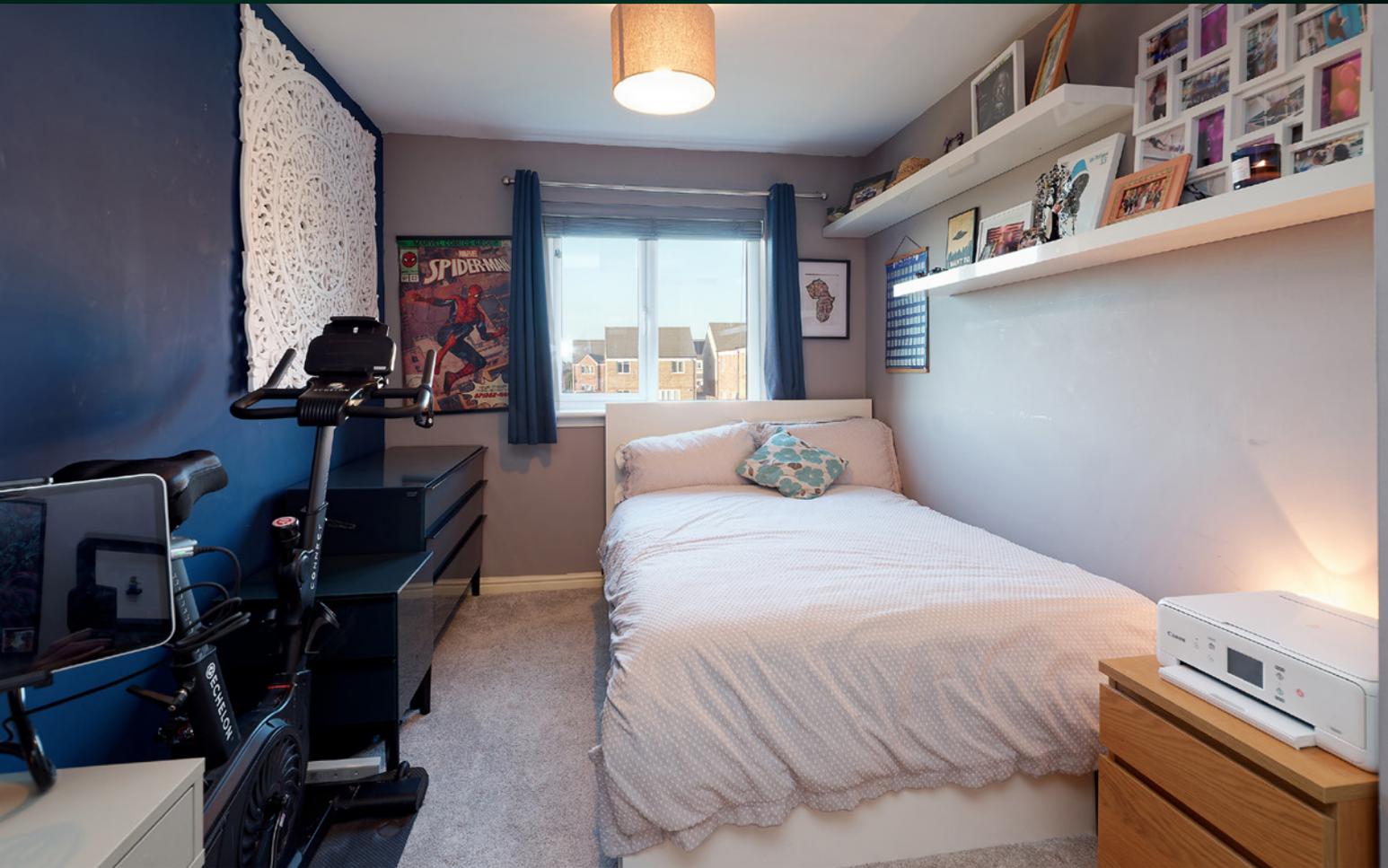
# JACK & JILL EN-SUITE



# BEDROOM 3



# BEDROOM 4



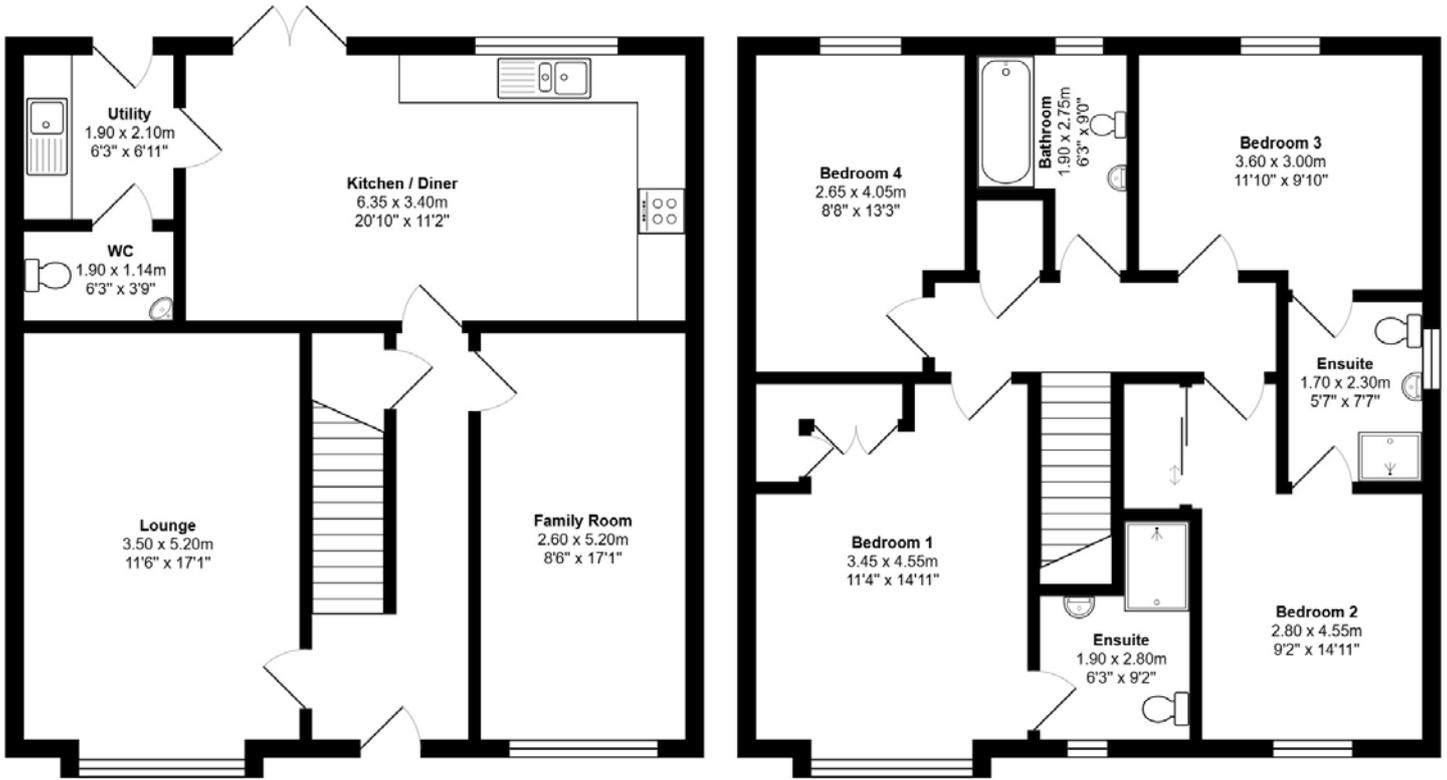
The home is kept warm, comfortable and secure with gas central heating, double glazing and solar panels. The beautiful garden areas offer great outdoor space, with the rear garden being both secure and child-friendly and containing a shed. On sunnier days, the cool and contemporary sun-patio area offers 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 and side aspect mono-blocked drive. This great home would make an ideal buy for so many people.

Early viewing is strongly advised for anyone seeking a fantastic family property with loads of appeal, set in a great location.

# EXTERNALS

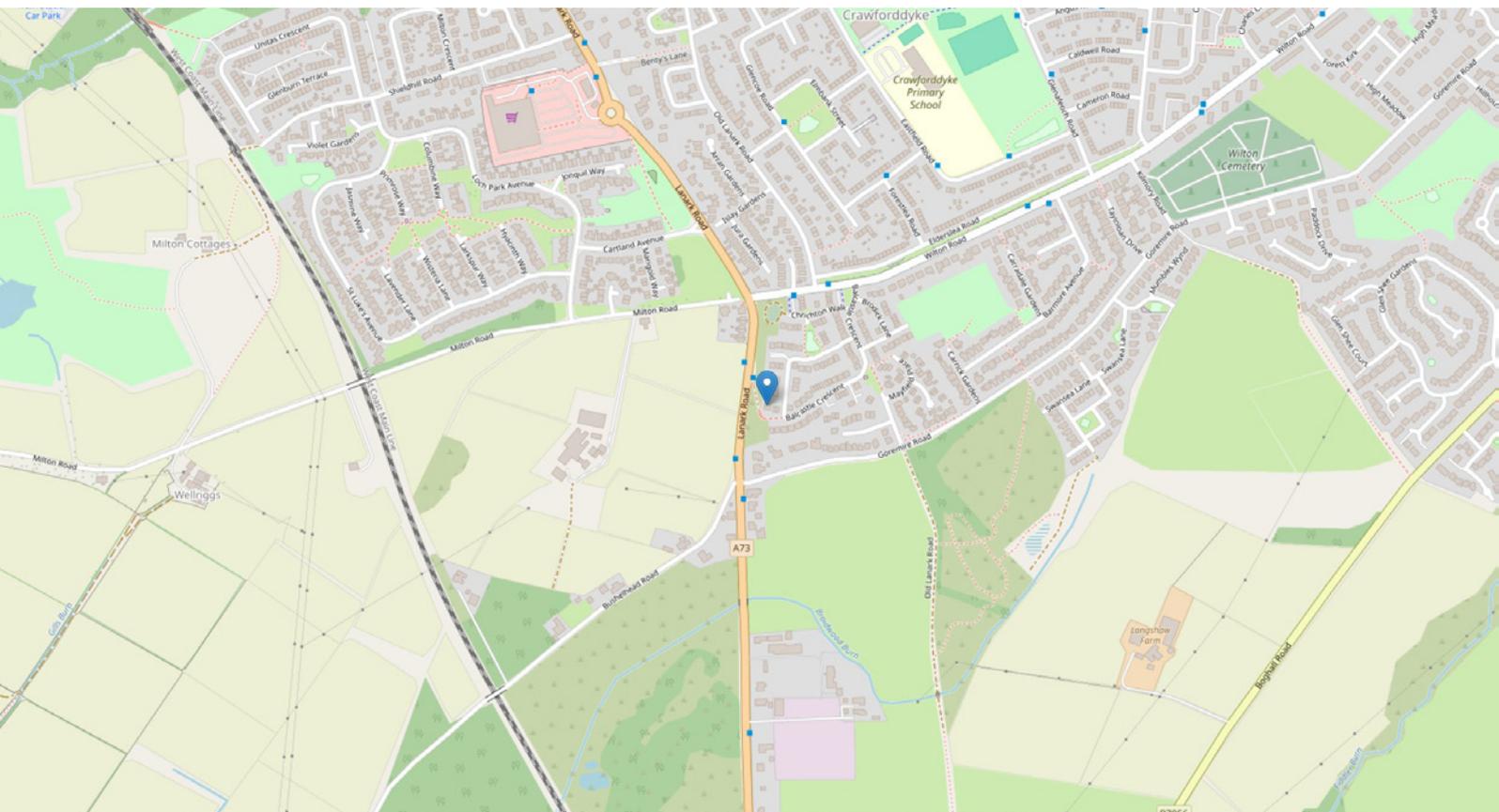


# FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

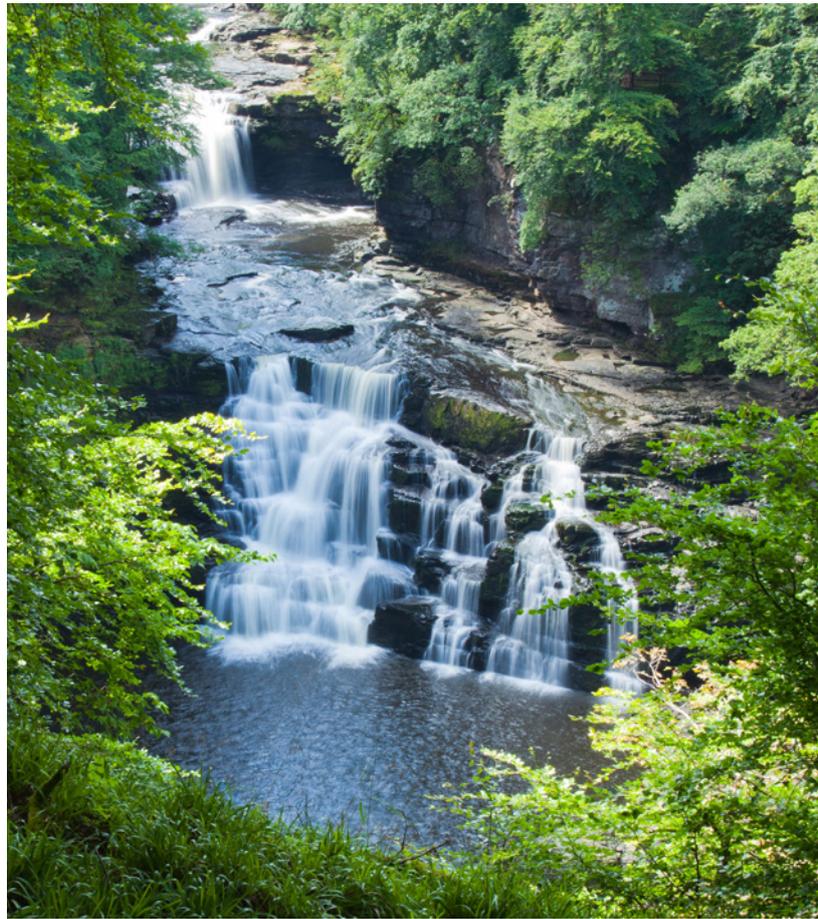
Gross internal floor area (m<sup>2</sup>): 145m<sup>2</sup> | EPC Rating: A



# 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.



**McEwan Fraser Legal**

Solicitors & Estate Agents

Tel. 01698 537 177

[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)

[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

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