



## 8 Burnbank Brae

Carluke

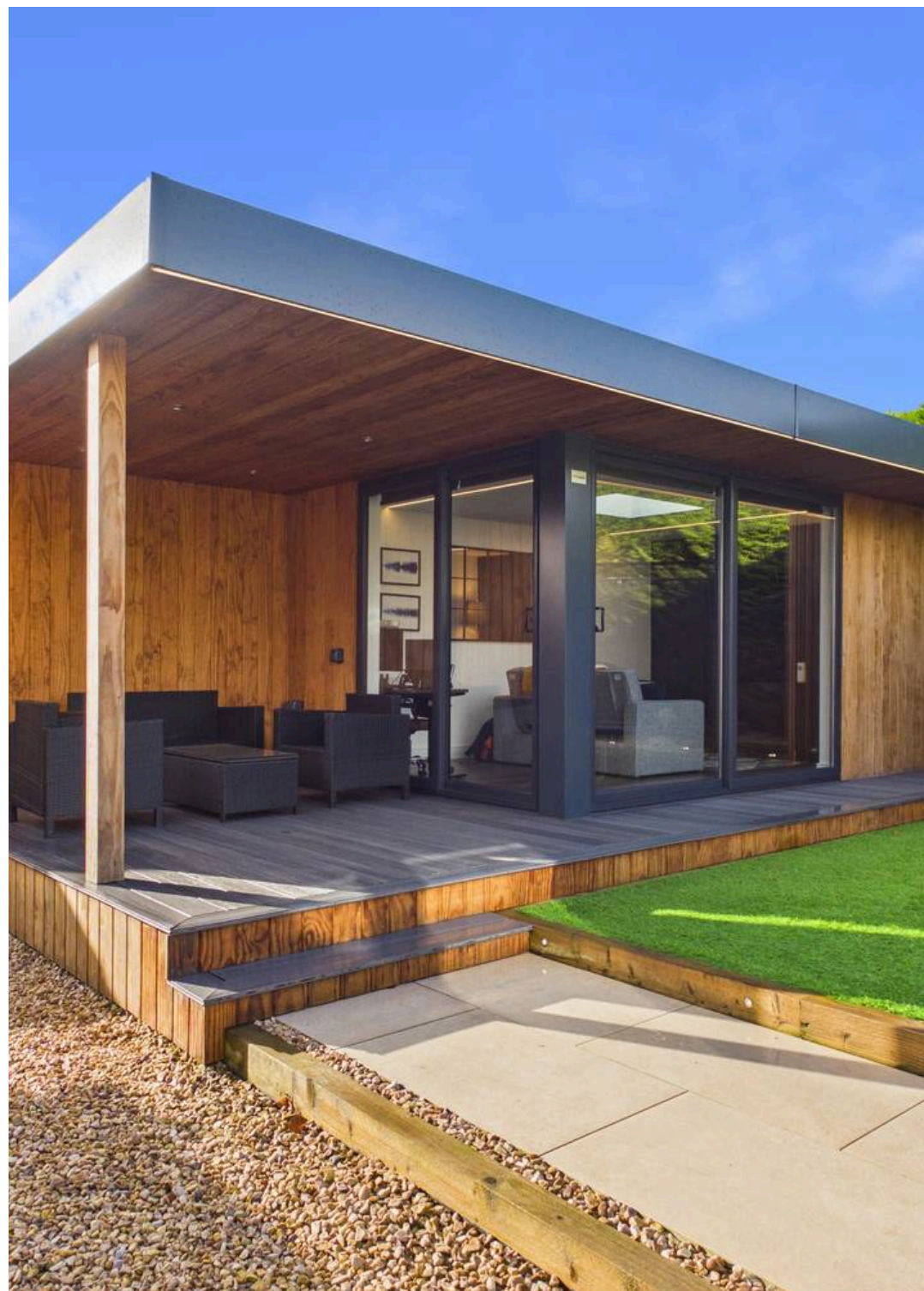
Immaculate three-bedroom detached bungalow positioned at the very end of a peaceful cul-de-sac, offering a rare blend of central convenience and complete privacy. Properties of this calibre and style rarely come to the market and early viewing is strongly advised to avoid disappointment.

Step through the front door into a practical entrance vestibule with excellent storage for coats and shoes. From here, you move into a bright and welcoming hallway that immediately sets a warm and inviting tone. The lounge is beautifully presented and bathed in natural light from large picture windows, with a charming feature fireplace and log burning stove creating a striking focal point. It is a superb main living space and very much the heart of the home.

The dining area sits just off the hall and flows effortlessly into the conservatory, creating a fantastic open layout that is ideal for everyday family life as well as entertaining. The conservatory enjoys lovely views across the rear garden and adds valuable additional living space all year round. The stylish kitchen is fitted with an excellent range of base and wall mounted units, generous worktop space and an integrated oven with gas hob. Positioned just off the kitchen, the utility room provides further storage and laundry facilities, while a convenient WC completes this section of the home. On the opposite side of the property are three well-proportioned double bedrooms, all benefiting from built in storage. The accommodation is finished with a stunning fully tiled four-piece family bathroom, comprising bath, vanity sink unit, WC and walk in shower, all presented to an exceptional standard.

Externally, the property continues to impress. The landscaped gardens to the front and rear are beautifully maintained. The front garden is laid mainly to lawn, alongside a substantial tarmac driveway offering excellent off-street parking and access to the garage. The private rear garden features a well-kept lawn, paved patio area and chipped sections designed for ease of maintenance.

A standout feature is the impressive garden room, offering fantastic additional living space. Whether utilised as a home office, gym, studio or relaxation space, it provides superb flexibility and enhances the overall appeal of this exceptional







Approximate total area<sup>(1)</sup>

133.5 m<sup>2</sup>

1441 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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