



Primrose Way
Carlisle, ML8 5AX

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Detached

2 Bedrooms
2 Receptions
1 Bathroom



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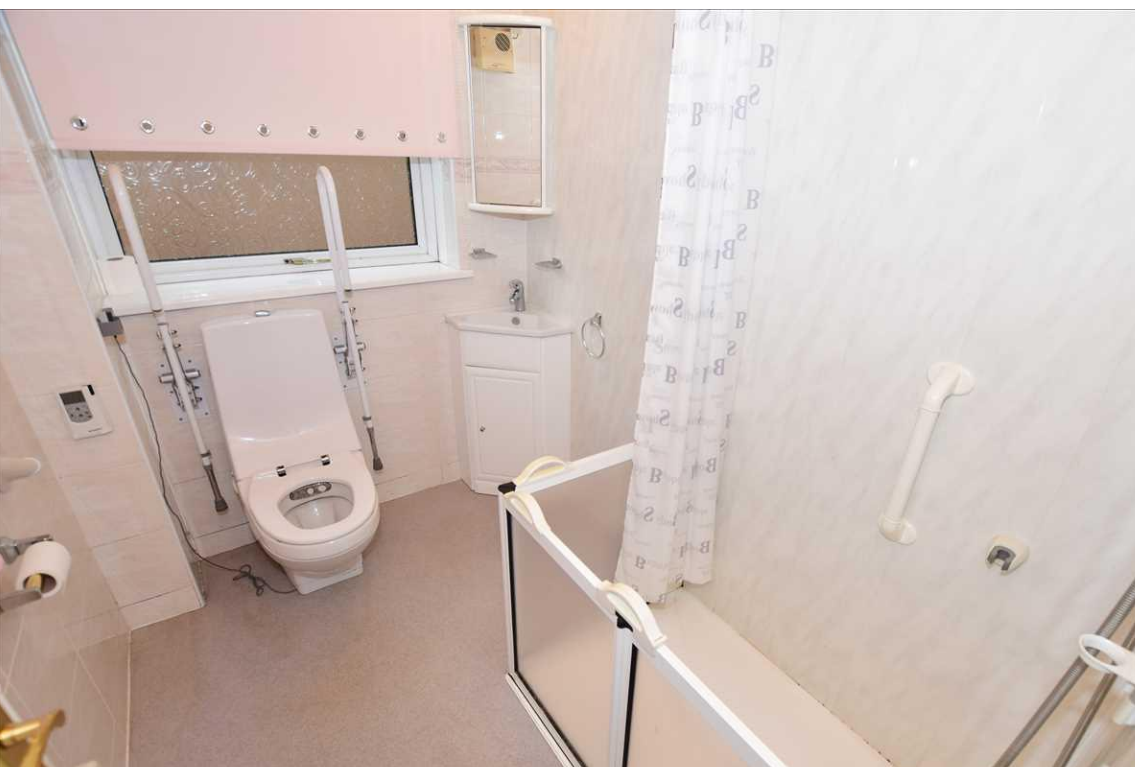
KEY FEATURES

- Seldom available 2 bedroom detached bungalow
- Bright, front facing lounge with feature fireplace
- Lovely kitchen with oak coloured wall and floor units, tiled splashback, laminate flooring and space for dining
- Both bedrooms have fitted wardrobes
- Shower room with partial tiling and wet wall panelling
- Conservatory, accessed from 2nd bedroom
- 3-4 car monoblock driveway leads to a detached single garage
- Close to local amenities and transport links
- M8 and M74 motorways within easy reach
- COUNCIL TAX BAND: D - EPC RATING: E



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Primrose Way, Carluke, ML8 5AX

Move On are delighted to present to the market this charming, and seldom available 2 bedroom detached bungalow in Carluke - Primrose Way.

Entering the property, there is a welcoming entrance hallway, and to the left is a bright, front facing lounge with carpeted flooring and a feature fireplace. The kitchen has a range of oak coloured wall and floor units, tiled splashback, laminate flooring and there is space for dining. Both bedrooms have fitted wardrobes and the 2nd bedroom gives access to the conservatory to the rear. Completing the accommodation is the partially tiled shower room which has been refitted to suit disabled access. There is electric heating and double glazing.

Externally the property has a small front garden which is laid to lawn with perimeter shrubs; a 3-4 car monoblock driveway to the side leads to the detached garage; and the rear garden has a decked area and a paved patio.

Primrose Way is a quiet cul-de-sac situated in a popular development within Carluke, just outside Carluke town centre which has a good selection of local retailers, supermarkets, restaurants, shops and bars, as well as a train station with frequent trains to both Glasgow and Edinburgh. For those commuting by car, both the M74 and M8 motorways are within easy reach. Nearby towns include Lanark, Wishaw, Larkhall and Hamilton.

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ROOM MEASUREMENTS

Lounge: 4.90m (16' 1") x 3.20m (10' 6")

Kitchen / Dining: 4.00m (13' 1") x 3.98m (13' 1")

Bedroom 1: 3.51m (11' 6") x 3.29m (10' 10")

Bedroom 2: 3.30m (10' 10") x 2.64m (8' 8")

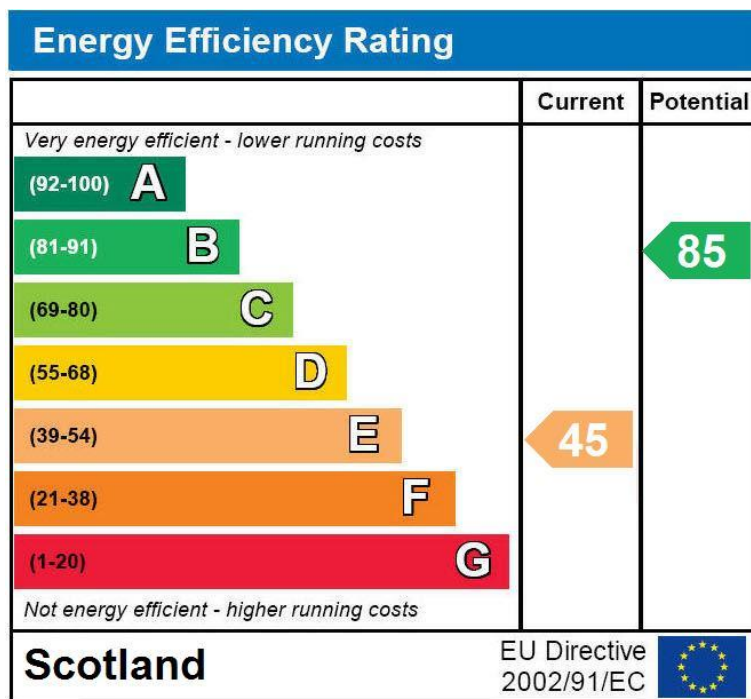
Shower Room: 2.55m (8' 4") x 1.69m (5' 7")

Conservatory: 3.20m (10' 6") x 3.20m (10' 6")



Floorplans are indicative only - NOT TO SCALE

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the appliances/services have been tested by ourselves. We recommend that purchasers arrange for a qualified person to check all appliances/services before legal commitment.

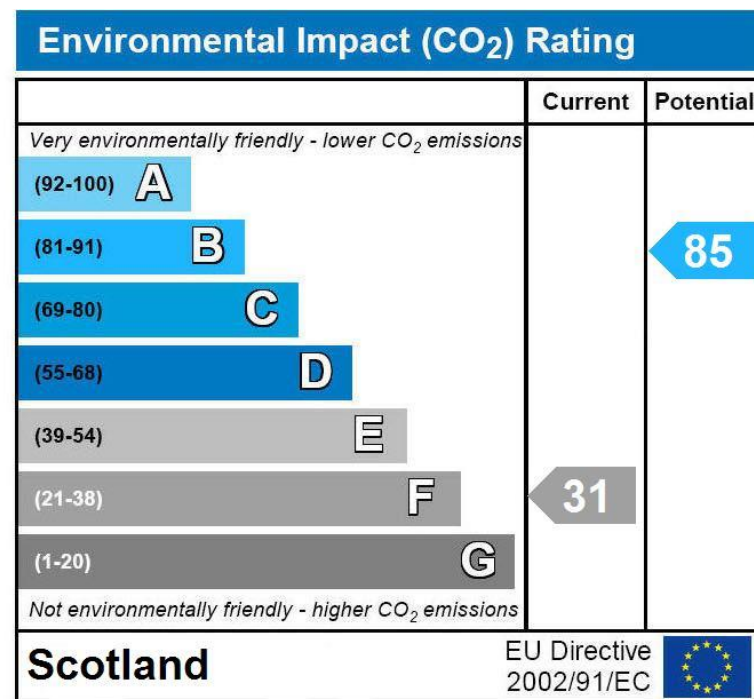


Energy Efficiency Rating

This graph shows the current efficiency of the property, taking into account both energy efficiency and fuel costs. The higher this rating, the lower your fuel bills are likely to be.

The current rating is **band E (45)**. The average rating for EPCs in Scotland is **band D (61)**.

The potential rating shows the effect of undertaking all of the improvement measures listed within the Energy Performance certificate recommendations report.



Environmental Impact (CO₂) Rating

This graph shows the effect of the home on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.

The current rating is **band F (31)**. The average rating for EPCs in Scotland is **band D (59)**.

The potential rating shows the effect of undertaking all of the improvement measures listed within the Energy Performance certificate recommendations report.

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