





**Carluke**

16 General Roy Way Carluke ML8 4LP

Independent Estates



## Directions

From leaving Carlisle along the A721 Carnwath Road take the seventh turning on the right onto Boghall Road and then the first turning on the right onto General Roy Way. The property is situated on the right hand side and can be clearly identified by our For Sale board.

## Viewing

Strictly by appointment via Independent Estates

## Making an Offer

Verbal offers are welcomed, however a formal written offer from a solicitor will be required upon request from Independent Estates. If you are offering at a closing date, please note that all offers must be formal written offers to be considered.

## Financial Evaluation of Offer

All offers, prior to acceptance, will require the prospective buyer to provide Independent Estates with proof of the source and availability of the funds for the purchase of the property. This information will be passed onto the seller along with any offer.

## Rooms

Entrance Hallway	1.53m x 1.34m	Lounge	5.44m x 3.74m
Kitchen	3.58m x 2.58m	Dining Room	2.63m x 2.81m
Conservatory	4.16m x 2.93m	WC	1.72m x 0.85m
Upper Landing	1.66m x 2.01m	Bedroom One	3.56m x 3.85m
Ensuite	1.69m x 2.00m	Bedroom Two	3.30m x 2.50m
Bedroom Three	2.15m x 2.90m	Bedroom Four	2.94m x 2.33m
Bathroom	1.88m x 1.99m	Garage	4.82m x 2.38m

## Offices

55 High Street, Carlisle, Lanarkshire ML8 4AJ Telephone 01555 759777 email [carlisle@independentestates.com](mailto:carlisle@independentestates.com)

97 Main Street, Wishaw, Lanarkshire ML2 7AU Telephone 01698 373737 email [wishaw@independentestates.com](mailto:wishaw@independentestates.com)

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Located in the popular town of Carlisle close to Carlisle Town Centre and all its amenities. This property is ideally situated for commuting to Glasgow and Edinburgh via the M74 and M8 motorways, situated within a cul-de-sac setting and in a good location for local Primary and High Schools.

Independent Estates are delighted to welcome this deceptively spacious detached family villa situated within quiet cul-de-sac setting and occupying large corner position. The property offers immaculate family accommodation arranged over two levels comprising: Entrance to property via front facing upvc door with glass insert and matching glazed side panel giving access to entrance hallway. Entrance hallway with laminated flooring leads to lounge and carpeted staircase. Generous lounge with front facing bay style window formation, feature fireplace incorporating electric fire and laminated flooring. Lounge leads into formal dining room again with laminated flooring. Formal dining room gives access to kitchen and large conservatory via French doors. Generous conservatory with laminated flooring and heating. Rear and side facing fully fitted kitchen comprising range of base and wall mounted units, ample work surfaces, partially tiled walls, vinyl flooring and large storage cupboard. The kitchen gives access to rear hallway with vinyl flooring giving access to rear garden via half glazed upvc door. Side facing cloakroom wc comprising low flush wc, wash handbasin, partially tiled walls and vinyl flooring.

Carpeted upper landing leads to four bedrooms, bathroom and loft hatch. Master bedroom with front facing bay style window, fitted wardrobes, decorative alcove and fitted carpet. Side facing en suite comprising low flush wc, wash hand basin, shower cubicle, decorative shower wall and tiled flooring. Bedroom two is front facing with fitted wardrobes, carpet and decorative alcove. Bedroom three is rear facing with fitted wardrobes and carpet. Bedroom four is again rear facing with fitted wardrobes and carpet. Rear facing bathroom comprising low flush wc, wash hand basin, bath, tiled walls and vinyl flooring.

The property boasts full gas central heating and double glazing throughout. Large front garden is mainly laid to lawn with decorative borders. Tarmac driveway provides off street parking and leads to single garage with roller door, power and lighting. Rear garden is mainly laid to lawn with large paved patio area, variety of decorative borders, garden shed and timber boundary fencing.



**Offers Over £223,000**