





Carl Luke

Cairnhill Court Carl Luke ML8 4EP

Independent Estates



Directions

From roundabout at top of Chapel Street take third exit onto Cairneymount Road. Continue and take your second left into Cairnhill Court. The property is at top of cul-de-sac situated on your left.

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	2.29m x 1.11m	Lounge	4.52m x 3.83m
Kitchen	2.94m x 4.82m	Bedroom Three	5.00m x 2.45m
Shower Room	2.59m x 1.38m	Utility	1.81m x 1.91m
Bedroom One	3.06m x 2.80m	Bedroom Two	2.64m x 3.94m
Bathroom	1.67m x 2.77m	Garage	2.77m x 5.71m
Garden Room	5.67m x 2.38m		

Offices

55 High Street, Carluke, Lanarkshire ML8 4AJ Telephone 01555 759777 email carluke@independentestates.com

97 Main Street, Wishaw, Lanarkshire ML2 7AU Telephone 01698 373737 email wishaw@independentestates.com

Disclaimer: These property details are set out as a general outline only and do not constitute any part of an Offer or Contract. Any services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor. Fixtures, fittings and other items are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. Room measurements are taken to the nearest 10cm and prospective buyers are advised to check these for any particular purpose, e.g. Fitted carpets and furniture. This material is protected by the laws of copyright. The owner of the copyright is Independent Estates. This property sheet forms part of our database and is protected by the database rights and copyright laws. No unauthorised copying or distribution without permission.

Situated within quiet cul-de-sac setting in popular Carluke area, Independent Estates are delighted to welcome this deceptively spacious detached villa offering flexible family accommodation arranged over two levels including separate annex. Carluke town centre can be reached within walking distance offering several high street and independent stores, health, leisure and schooling. Along with an impressive selection of restaurants, cafes and traditional pubs. Those wishing to commute to surrounding towns and cities, will benefit from the area's good local transport links including train station.. The property gives easy access to all of Carluke's amenities and transport links as well as motorway networks M74 and M8. While the nearby A73 provides connections into Lanark (a 10-minute drive) and Motherwell (a 20-minute drive). Glasgow can be reached in around 40-minutes via the M74 and M8, while Edinburgh is just over an hour away via the A70.

The property offers immaculately presented accommodation comprising: Entrance to property via front facing upvc door with glass insert leading to reception hallway with solid wood flooring. The hallway gives access to formal lounge, dining room, storage cupboard and carpeted staircase with decorative lighting. Generous lounge incorporating front facing window formation, decorative fireplace and solid wood flooring. French doors lead to large contemporary family kitchen, comprising range of base and wall mounted units, solid granite work surfaces, integral appliances including double electric oven, hob, extractor, dishwasher, wine chiller, decorative lighting, solid wood flooring and French doors opening out into rear garden. Formal dining room/bedroom three with decorative feature wall and solid wood flooring. Rear hallway leads to shower room, utility and storage cupboard. Rear facing shower room comprising low flush wc, wash hand basin, double shower cubicle with drench shower, partially tiled walls and tiled flooring. Rear facing utility offering storage, work surfaces, sink unit, plumbing for automatic washing machine, solid wooden flooring and side facing upvc exterior door leading to rear garden.

Side facing carpeted upper landing leads to two further bedrooms, family bathroom, storage cupboard and loft hatch. Bedroom one is front facing with fitted mirrored wardrobes and carpet. Bedroom two with two rear facing window formations offers fitted mirrored wardrobes and fitted carpet with dressing area being laid to laminated flooring. Side facing family bathroom comprising low flush wc, wash hand basin with vanity and bath. Partially tiled walls and vinyl flooring.

The property boasts full gas central heating and double glazing throughout. Double mono block driveway to front providing off street parking for two vehicles and leads to detached single brick garage with automatic roller door, electricity and lighting supplied. The garage gives access to additional garden room/home office with electricity, lighting, laminated flooring, side facing windows and French doors overlooking garden. Private rear garden offers mono block patio, lawn area, large timber deck, mature shrubs and trees providing natural screening and garden shed.



Offers Over £203,000