





Carlisle

30 Lanark Road Carlisle ML8 4HE

Independent Estates



Directions

Travelling from Carluke Cross towards Lanark. Continue along Kirkton Street onto Lanark Road and the property is situated on your right hand side 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

Vestibule	1.19m x 1.02m	Hallway	5.65m x 1.25m
Lounge	4.98m x 4.08m	Kitchen	3.00m x 2.14m
Bedroom	4.08m x 3.83m	Shower Room	2.52m x 1.15m

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

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Lanark Road is situated within walking distance to local amenities including shops, schooling, health services, train station and bus services. The property also gives easy access to M8 and M74 motorway networks.

Independent Estates welcome to the market this spacious traditional lower flat. Offering accommodation which is ideal for first time buyers or buy to let investors. Entrance to property via front facing solid wooden door leading to entrance vestibule with fitted carpet. Large hallway leads to lounge, bedroom and shower room. Spacious rear facing lounge with feature fireplace, fitted carpet and storage. Rear and side facing kitchen comprising base and wall mounted units, ample work surfaces, electric oven, hob and extractor. Partially tiled walls and vinyl flooring. The kitchen gives access to communal rear garden and parking via timber exterior door. Spacious front facing double bedroom with two window formations, fitted wardrobes and carpet. Shower room comprising low flush wc, wash hand basin, shower cubicle, partially tiled walls and vinyl flooring.

The property benefits from gas central heating and double glazing. Front garden area is mainly laid to decorative gravel with brick boundary wall. Communal rear garden is mainly laid to lawn with gravel parking area.



Offers Over £40,000