





**Carl Luke**

16 Jasmine Way Carl Luke ML8 5AU

Independent Estates



## Directions

From Carluke Cross travel along Kirkton Street into Lanark Road and take your first right into Shieldhill Road. Continue along and turn left onto Loch Park Avenue. Take your first right into St Lukes Avenue then second left into Jasmine Way. The property is situated on your right.

## 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	3.38m x 1.80m	Lounge	3.97m x 3.31m
Dining Kitchen	2.55m x 5.38m	Second Lounge	4.13m x 2.99m
Second Hallway	4.11m x 0.84m	Shower Room	1.71m x 1.20m
Bedroom One	3.46m x 2.56m	Bedroom Two	2.60m x 3.26m
Bedroom Three	2.48m x 2.29m	Bathroom	1.65m x 2.08m
Garage	7.48m x 2.43m		

## Offices

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

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

Jasmine Way 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 are proud to present to the market this deceptively spacious and extended semi detached villa. The property is positioned within small cul de sac setting, located in quiet sought after residential area. Accommodation is arranged over two levels comprising: Entrance to property via front facing upvc double doors with glass insert leading to entrance vestibule. Internal upvc door with matching glazed side panel leads into hallway with fitted carpet giving access to lounge, dining kitchen and carpeted staircase with decorative balustrade. Front facing lounge with decorative fireplace incorporating multi fuel stove, feature alcove and fitted carpet. Rear facing fully fitted kitchen comprising range of base and wall mounted units which are solid oak and incorporate free standing white goods, ample work surfaces, double electric fan oven, gas hob, extractor, partially tiled walls and laminated flooring. The kitchen leads onto formal dining area with matching seating and storage. From dining area is rear facing family room with fitted carpet and rear facing patio doors overlooking garden. Rear carpeted hallway gives access to shower room and two upvc external doors giving access to rear garden and driveway respectively. Shower room comprising low flush wc, wash hand basin, corner shower cubicle, decorative panelling, heated towel rail and laminated flooring.

Side facing carpeted upper landing gives access to three bedrooms, bathroom, storage cupboard and loft hatch. Bedroom one is front facing with fitted wardrobes and carpet. Bedroom two is rear facing with fitted wardrobes and carpet. Bedroom three is again front facing with shelved storage and fitted carpet. Rear facing family bathroom comprising low flush wc, wash hand basin, bath, shower (over bath), decorative panelling, heated towel rail and laminated flooring.

The property boasts full gas central heating and double glazing throughout. Front garden is mainly laid to lawn with decorative planted borders. Tarmac driveway to side providing off street parking leads to single garage with roller door electricity, lighting and pedestrian access provided. Private rear garden is mainly laid to decorative paving, gravel and is full enclosed via timber fencing.

EXTRAS - All floor coverings, light fittings and window blinds. Free standing white goods are subject to negotiation.



**Offers Over £185,000**