





Carl Luke

27 Old Bridgend Carl Luke ML8 4HN

Independent Estates



Directions

From Carluke cross travel down Kirkton Street heading in the Lanark direction. Continue onto Lanark Road and take the second left onto James Street. From James Street take the first right onto John Street, continue over the bridge and take sharp left into Old Bridge end continue along the road and the property can be clearly identified by our for sale sign.

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	4.16m x 1.42m	Lounge	5.27m x 3.87m
Kitchen	3.45m x 2.60m	Bedroom One	4.39m x 3.48m
Bedroom Two	3.54m x 3.01m	Bathroom	2.35m x 1.50m

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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Located in the popular town of Carlisle within short walking distance of Town Centre and all its amenities including shops, supermarkets, bars, restaurants health and leisure facilities. The property is ideally situated for access to bus and rail services and the M74 and M8 motorways.

Independent Estates are proud to welcome to the market this well presented upper cottage flat. The property enjoys a peaceful sought after locale with front elevation benefiting from south facing aspect. Internal accommodation has been freshly decorated offering neutral tones throughout ideal for the first time buyer, retiree and buy to let investor: Access to property via communal security entrance. Access to flat via solid wooden door leading to entrance hallway. Spacious entrance hallway with fitted storage cupboard. Front facing generous lounge with bay style window formation. Spacious front facing dining kitchen comprising range of base and wall mounted units, ample work surfaces, partially tiled walls, electric oven, hob and extractor.

Bedroom one is rear facing with bay style window formation and fitted mirrored wardrobes. Bedroom two again is rear facing with fitted wardrobes. Side facing bathroom comprising three piece suite including low flush w/c, wash hand basin, bath (electric shower over bath) and partially tiled walls.

The property benefits from double glazing and electric heating throughout. Private communal gardens and car parking is also provided.



Offers Over £83,000