





Carl Luke

7 Stanistone Road Carl Luke ML8 4DY

Independent Estates



Directions

From roundabout at bottom of Chapel Street head out Carnwath Road and take your fourth left into Stanistone Road. The property is situated on your left hand side.

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	4.15m x 0.98m	Lounge	3.41m x 4.58m
Kitchen	3.64m x 2.64m	Bedroom One	3.74m x 3.80m
Bedroom Two	3.48m x 2.98m	Shower Room	1.80m x 2.27m

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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Independent Estates are delighted to welcome this spacious two bedroom lower cottage flat is offered to the market in immaculate order throughout. The property has undergone comprehensive upgrading and would be ideal for the first time buyer, retiree or indeed investor. The property gives easy access to all of Carlukes amenities and transport links as well as motorway networks M74 and M8.

Accommodation is arranged over ground level comprising: Entrance to property via side facing upvc door giving access to entrance vestibule with laminated flooring. Vestibule leads to reception hallway again with laminated flooring giving access to lounge, two double bedrooms, shower room and storage. Bright and spacious front facing lounge with laminated flooring. Rear facing contemporary fitted dining kitchen comprising range of base and wall mounted units, ample work surfaces, electric oven, hob, extractor, fitted storage and laminated flooring. The kitchen gives access to rear garden via half glazed upvc exterior door. Bedroom one is front facing with fitted mirrored wardrobes, fitted storage and laminated flooring. Bedroom two is rear facing with laminated flooring. Rear facing shower room comprising three piece suite including low flush wc, wash hand basin with vanity, shower cubicle, partially tiled walls, heated towel rail and tiled flooring.

The property boasts full gas central heating and double glazing throughout. Front garden is mainly laid to lawn with decoratively planted borders, paved driveway providing off street parking. Rear garden is mainly laid to lawn with timber fencing.

EXTRAS - All floor coverings, light fittings and window blinds.



Offers Over £78,000