





Carl Luke

1 Sandy Court Carl Luke ML8 5DH

Independent Estates



Directions

From Carluke High Street at the traffic lights, turn right onto the A73. At the next set of traffic lights turn right onto A721. At the 1st roundabout take the 1st left onto Chapel street. At the mini roundabout turn left onto Sandy Road. The property is situated on your right hand side and 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

Hallway	1.19m x 4.23m	Lounge	4.79m x 3.22m
Kitchen	4.00m x 2.75m	Bedroom One	3.21m x 3.18m
Ensuite	1.45m x 1.57m	Bedroom Two	3.21m x 3.18m
Bathroom	2.17m x 1.75m		

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.

Independent Estates are delighted to present to the market an opportunity to purchase a recently built new contemporary luxury apartment situated on the ground floor within private development. The properties are positioned within popular and sought after Carlisle locale offering close proximity to Town Centre and all amenities including bars, restaurants, shops, health and leisure facilities. Sandy Roads location also gives easy access to both rail and bus services. M8 and M74 motorway networks are also within a short drive of development.

The property is presented to an impeccable standard using premium quality materials, fixtures and fittings. Accommodation comprises: Entrance to property via security entrance. Entrance to flat via solid wooden door leading to entrance hallway with fitted carpet and storage cupboard. Lounge with front facing Juliet balcony and fitted carpet. Front facing dining/kitchen with range of quality base and wall mounted units, ample work surfaces, integral appliances including fridge/freezer, washing machine, electric oven, hob, lino flooring and extractor. Bedroom one is rear facing with fitted wardrobes and carpet. Master en-suite comprising low flush w/c, wash hand basin with vanity, shower cubicle with power shower and lino flooring. Bedroom two is again rear facing with fitted wardrobes and carpet. Side facing bathroom comprising three-piece suite including low flush w/c, wash hand basin, bath and lino flooring.

The property boasts full gas central heating and double glazing throughout. Front garden is mainly laid to decorative gravel with decorative planted borders and sandstone boundary wall. Private allocated parking and private gardens surround the property.



Offers Over £150,000