



Carluke

Castlehill Gardens Carluke ML8 5FH

Independent Estates



Directions

On entering Carluke via the A73 (Airdrie Road) take your first left into Castlehill Road then second right into Castlehill Gardens. The property will be 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

Formal Lounge	27.1m2	Dining/Family Room	17.4m2
Kitchen	17.6m2	Utility	5.6m2
Shower Room	2.9m2	Dining/Bedroom Five	18m2
Master Bedroom	16.9m2	Ensuite	9.8m2
Dressing Room	4.6m2	Bedroom Two	12.8m2
Bedroom Three	11.2m2	Ensuite	3.3m2
Bedroom Four	15m2	Ensuite	3.3m2
Shower Room	3.1m2	Attic Room	44m2
Attic Room	26.7m2		

Offices

55 High Street, Carluke, Lanarkshire ML8 4AJ Telephone 01555 759777 email carluke@independentestates.com

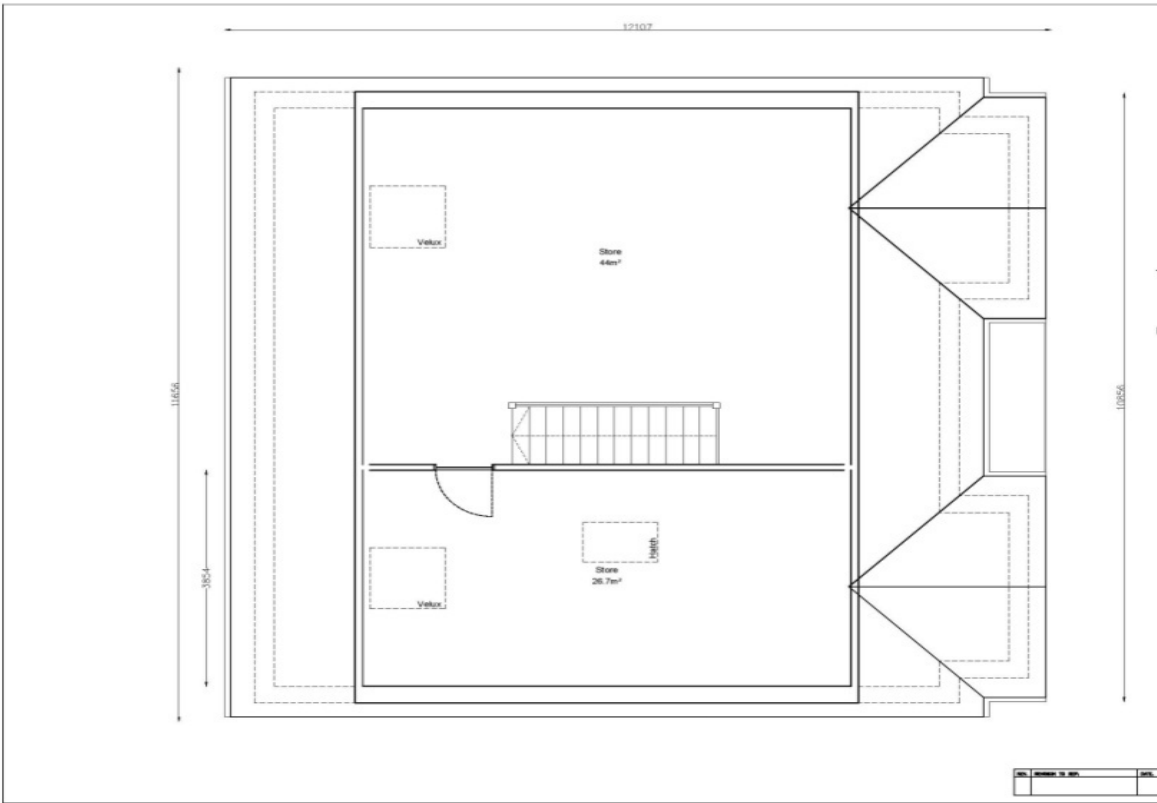
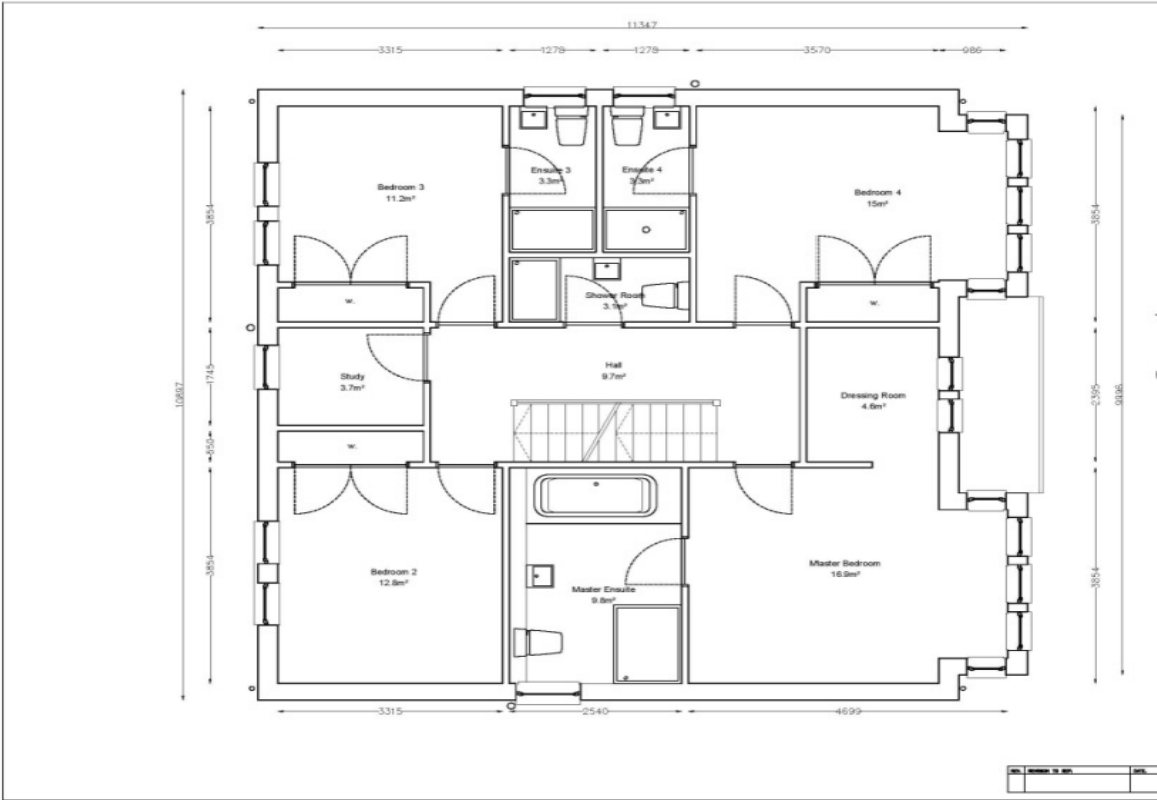
97 Main Street, Wishaw, Lanarkshire ML2 7AU Telephone 01698 373737 email wishaw@independentestates.com

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 proud to present to the open market this fabulous opportunity to purchase a brand new home offering spacious contemporary living in a beautiful private cul de sac setting located on the outer perimeter of Carluke. Carluke is a popular town and has all the local amenities such as supermarkets, health centre, pubs, eateries, modern high school and primary schools, sports centre and an 18 hole golf course. The location is favoured by many who require good transport links and the local train station gives access to Glasgow and Edinburgh with the Edinburgh City bypass only a half hour drive away, making East Central Scotland easily accessible. The M74 and M8 motorway network is only a fifteen minute drive away and gives good access to Glasgow and the South.

Offering around 279 square meters of accommodation, this modern detached villa presents traditional styling and is sure to delight all who view. A highly flexible layout comprising; Spacious reception hall, shower room, vast lounge leading to an open plan full width dining kitchen with centre prep island and French doors opening to garden, utility room, formal dining or family room. The first floor offers four generously proportioned bedrooms and study. The impressive master features a walk in dressing room and en-suite bathroom. All further three bedrooms incorporate fitted wardrobes and bedrooms 3 and 4 enjoying separate en-suite facilities. Additional shower room on the landing. The second level offers two large open rooms with rear facing velux skylights which could be utilized as play room/cinema room or could converted to further bedrooms subject to any necessary planning. The high specification finish includes designer interiors and floor coverings, triple glazing, gas central heating with ground floor boasting under floor heating and security alarm system. The delightful setting ensures substantial garden grounds with large drive and detached garage.

Completion expected approx. January 2025.



From £450,000