





Carluke

25 Station Road Carluke ML8 5AA

Independent Estates



Directions

Travelling through Carluke Cross onto Kirkton Street toward Lanark, turn right at next traffic lights onto Station Road and the property is situated on your left 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

Entrance Hall	2.70m x 1.86m	Lounge	5.39m x 3.53m
Dining Kitchen	5.53m x 2.94m	WC	1.84m x 1.08m
Upper Landing	2.42m x 1.85m	Bedroom One	3.99m x 3.10m
En Suite	2.35m x 1.48m	Bedroom Two	3.12m x 2.45m
Bedroom Three	2.44 x 2.34m	Bathroom	1.85m x 1.85m

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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Station Road is situated within walking distance to local amenities including shops, supermarkets, 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 semi detached property. Situated within corner plot in one of Carlukes prime locations. The property offer freshly decorated flexible family accommodation comprising: Entrance to property via front facing glazed upvc door with matching side panel giving access to reception hallway. Hallway leads to lounge, cloakroom wc, and staircase with decorative timber balustrade. Generous front facing lounge with bay style window formation. French doors opens into dining kitchen comprising range of base and wall mounted units, ample work surfaces, electric oven, gas hob, extractor and washing machine. The room benefits from laminated flooring, decorative lighting, rear facing window, French doors opening out into rear garden and half glazed upvc door. Cloakroom wc comprising low flush wc, wash hand basin and partially tiled.

Upper landing gives access to three bedrooms, bathroom, store cupboard and loft hatch. Front facing bedroom one with bay style window formation and fitted mirrored wardrobes. Front facing master en suite comprising low flush wc, wash hand basin, shower cubicle, heated towel rail, decorative wet wall and vinyl flooring. Bedroom two is rear facing. Bedroom three is again rear facing with fitted mirrored wardrobe. Side facing family bathroom comprising three piece suite including low flush wc, wash hand basin, bath, shower (over bath), partially tiled walls, tiled flooring and heated towel rail.

The property boasts full gas central heating and double glazing throughout. Front and side garden is mainly laid to decorative gravel with paved pathway. Rear garden is mainly laid to decorative paving with timber boundary fencing and access gate to mono block driveway to rear.



Offers Over £185,000