





Carluke

4 Glen More Carluke ML84RY

Independent Estates



Directions

On leaving Carluke heading toward Kilncadzow travel along Carnwath Road and onto Kilncadzow Road. Take your last turning on your right before Yieldshields Road into Boghall Road. Take your third right into The Stables and take your first right into Glen More. 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

Entrance Hallway	1.41m x 2.97m	Lounge	5.75m x 4.44m
Kitchen Dining	2.55m x 5.10m	WC	0.93m x 1.96m
Bedroom One	2.79m x 3.40m	Ensuite	1.49m x 1.96m
Bedroom Two	2.65m x 3.16m	Bedroom Three	2.29m x 2.94

Offices

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Independent Estates are pleased to welcome to the market this spacious detached family villa. The property is placed within a small quiet cul de sac setting and situated within the popular and highly sought after "The Stables" development. Those wishing to commute to surrounding towns and cities, will benefit from the area's good local transport links including train station. Carluke town centre can be reached within walking distance of the development offering several high street and independent stores, health, leisure and schooling. Along with an impressive selection of restaurants, caf  s and traditional pubs. While the nearby A73 provides connections into Lanark (a 10-minute drive) and Motherwell (a 20-minute drive). Glasgow can be reached in around 40-minutes via the M74 and M8, while Edinburgh is just over an hour away via the A70.

This beautifully presented and spacious detached villa offers generous family accommodation over two levels comprising: Entrance to property via front facing glazed upvc door giving access to entrance vestibule with laminated flooring. Reception hallway with laminated flooring leads to lounge, cloakroom wc, carpeted staircase with decorative timber balustrade and fitted storage. Generous rear facing lounge with vinyl flooring, decorative media wall and two rear facing French door formations overlooking private rear garden and countryside beyond. Front facing family dining kitchen comprising range of base and wall mounted units, ample work surfaces, integral appliances including fridge freezer, double electric ovens, electric hob, extractor, dishwasher, wine chiller and vinyl flooring. Front facing cloakroom wc comprising range low flush wc, wash hand basin, partially tiled walls and tiled flooring.

Carpeted upper landing with decorative lit alcove and fitted carpet gives access to three bedrooms, family bathroom, fitted storage and loft access hatch. Bedroom one is rear facing with fitted wardrobes, decorative feature wall with lighting and fitted carpet. En suite comprising low flush wc, wash hand basin with vanity, shower cubicle, fully tiled walls and tiled flooring. Bedroom two is front facing with fitted mirrored wardrobe and carpet. Bedroom three is again rear facing with fitted mirrored wardrobe, feature wall and fitted carpet. Front facing family bathroom comprising low flush wc, wash hand basin with vanity, bath, fitted storage, partially tiled walls and tiled flooring.

The property boasts full gas central heating, double glazing, and alarm system throughout. Front garden is mainly laid to lawn with double mono block driveway. Larger private rear and side gardens are again mainly laid to lawn with decorative mono block patio, timber deck with decorative balustrade, timber garden shed, decorative planted borders offering variety of shrub and plant specimens and timber boundary fencing.

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



Offers Over £230,000