







**Carluke**

68 Balcastle Crescent Carluke ML8 4LG

Independent Estates





## Directions

Traveling from Carluke toward Lanark on the Lanark Road. Take your first left after Tesco supermarket onto Wilton Road. Take first right into new estate and take second right again into Balcastle Crescent. 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 Hallway	1.65m x 4.01m	Lounge	3.85m x 3.58m
Dining Kitchen	5.53m x 2.83m	WC	1.30m x 1.80m
Utility	1.90m x 1.81m	Upper Landing	2.35m x 2.10m
Bedroom One	3.66m x 3.26m	Ensuite	1.79m x 1.58m
Bedroom Two	2.80m x 2.87m	Bedroom Three	2.64m x 2.87m
Bathroom	1.69m x 2.11m		

## Offices

55 High Street, Carluke, Lanarkshire ML8 4AJ Telephone 01555 759777 email [carluke@independentestates.com](mailto:carluke@independentestates.com)

97 Main Street, Wishaw, Lanarkshire ML2 7AU Telephone 01698 373737 email [wishaw@independentestates.com](mailto:wishaw@independentestates.com)

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Independent Estates are delighted to welcome to the market this immaculately presented detached villa, situated within popular new sought after residential development. Accommodation is arranged over two levels comprising: Entrance to property via front facing upvc door with glass insert giving access to reception hallway. Side facing reception hallway with fitted carpet gives access to lounge, dining/kitchen, cloakroom wc, carpeted staircase with decorative timber balustrade and fitted storage. Front facing lounge with laminated flooring. Bright contemporary dining kitchen with dining area boasting rear French doors leading to rear garden. Kitchen itself offers range of base and wall mounted units, ample work surfaces, breakfasting bar, double electric oven, gas hob, extractor, integral fridge freezer, dishwasher, partially tiled walls, feature lighting and laminated flooring. Side facing utility room again with base and wall mounted units, ample work surfaces, sink, plumbing for washing machine, laminated flooring and side facing half glazed upvc door. Cloakroom wc comprising low flush wc, wash hand basin, partially tiled walls and lino flooring.

Carpeted upper landing with side facing window formation gives access to three bedrooms, bathroom and loft hatch. Bedroom one is front facing with fitted carpet. Front facing master en suite comprising low flush wc, wash hand basin, shower cubicle, partially tiled walls and vinyl flooring. Bedroom two is rear facing with fitted carpet. Bedroom three is again rear facing with laminated flooring. Side facing family bathroom comprising three piece suite including low flush wc, wash hand basin, bath, partially tiled walls and vinyl flooring.

The property boasts full gas central heating and double glazing throughout. Front garden is mainly laid to lawn with decorative planting and paved pathway. Double driveway with decorative gravel. Rear garden is mainly laid to faux turf lawn with decorative paved patio and pathway. Timber garden shed and fencing.

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

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



**Offers Over £205,000**