





Carluke

91 Goremire Road Carluke ML8 4PF

Independent Estates



Directions

From Carluke Cross heading towards Lanark take your fourth turning on your left onto Goremire Road. Continue and the property is situated on your right hand side.

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	1.36m x 5.47m	Lounge	3.42m x 4.52m
Kitchen	3.35m x 2.65m	Dining Room	2.31m x 3.57m
WC	0.70m x 1.86m	Master Bedroom	3.35m x 3.24m
Ensuite	2.24m x 1.85m	Bedroom Two	3.54m x 3.76m
Bedroom Three	3.43m x 3.75m	Shower Room	1.99m x 1.80m

Offices

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Independent Estates are pleased to welcome to the market this spacious detached family villa. This well presented "Shieldhill Developments" build, offers flexible and deceptively spacious accommodation arranged over two levels comprising: Entrance to property via side facing glazed composite door leading to reception hallway. Hallway boasts quality wood effect flooring and side facing picture window. Leads to lounge, office, kitchen, master bedroom, cloakroom wc, storage and carpeted staircase with decorative timber balustrade. Spacious lounge with front bay style window formation and fitted carpet. Side facing fully fitted modern kitchen comprising range of base and wall mounted units, ample work surfaces, integral appliances including electric oven, fridge freezer, washer dryer, gas hob, extractor and vinyl flooring. Leads through open access to formal dining room/sun room with fitted carpet, dual aspect windows and rear facing half glazed composite exterior door. Home office with front and side facing windows and fitted carpet. Spacious rear facing master bedroom with fitted carpet. Master en-suite comprising low flush w/c, wash hand basin, shower cubicle, side facing window and vinyl flooring.

Carpeted upper landing leads to further two double bedrooms, shower room and walk in storage. Bedroom two is rear facing with fitted wardrobes and laminated flooring (currently used as hobby room). Bedroom three is front facing with fitted wardrobes and carpet. Side facing shower room comprising low flush w/c, wash hand basin, double walk in shower and LVT flooring.

The property benefits from full gas central heating and double glazing. Front garden is mainly laid to decorative mono block and lawn with decorative borders and planting. Large mono block driveway to side provides ample off street parking for several cars. Rear garden is mainly laid to lawn with paved and gravel patio areas, timber garden shed, decorative planting and timber boundary fencing.

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, cafes 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 £265,000