







**Carluke**

45 Cairneymount Road, Carluke, ML8 4EN

Independent Estates





## Directions

From roundabout at top of Chapel Street take third exit onto Cairneymount Road. Continue and the property is situated on your left-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	2.36m x 1.33m	Lounge	3.97m x 2.95m
Kitchen	3.98m x 2.79m	Bedroom One	3.37m x 2.99m
Bedroom Two	2.24m x 2.80m	Bathroom	1.65m x 1.81m

## 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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Situated within popular Carluke area. This rarely available semi detached villa is presented in immaculate order throughout. The property would be ideal for the first-time buyer or indeed investor. The property gives easy access to all of Carluke's amenities and transport links including train station as well as motorway networks M74 and M8.

Accommodation is arranged over two levels comprising. Entrance to property via side facing upvc door with matching glazed side panel giving access to entrance hallway. Entrance hallway with vinyl flooring leads to lounge, dining kitchen and two large store cupboards. Front facing bright lounge with bay style window formation and vinyl flooring. Rear facing fitted kitchen comprising range of base and wall mounted units, ample work surfaces, electric cooker, vinyl flooring, carpeted staircase and rear facing half glazed upvc door leading to rear garden.

Side facing carpeted upper landing leads to two bedrooms, bathroom and access to loft space. Bedroom one boasts front and side facing window formations flooding area in natural light, fitted mirrored wardrobes and fitted carpet. Bedroom two is rear facing with fitted carpet and large storage cupboard. Side facing bathroom comprising low flush wc, wash hand basin, bath, shower (over bath), decorative wet walls and vinyl flooring.

The property boasts full gas central heating and double glazing throughout. Front and side garden is mainly laid to lawn with gravel driveway providing off street parking. Rear garden is accessed via timber gate and offers paved and timber patio areas, lawn and decorative borders. The rear garden is fully enclosed via timber fencing.

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



**Offers Over £114,995**