





Carluke

46 Milton Crescent Carluke ML8 5AN

Independent Estates



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Directions

From Carluke Cross travel along Kirkton Street into Lanark Road and take your third right into Shieldhill Road. Take your third right into Milton Crescent, the property is located on your left hand side and can be clearly 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

Hallway	2.08m x 2.88m	Lounge	3.79m x 4.25m
Kitchen	3.54m x 2.82m	Bathroom	2.30m x 1.33m
Bedroom One	3.85m x 4.26m	Bedroom Two	3.55m x 3.79m

Milton Crescent is situated within walking distance to local amenities including shops, 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 well presented semi-detached villa. Entrance to property via front facing upvc door with glass insert leading to entrance hallway. Hallway with fitted carpet leads to lounge, bathroom, kitchen, storage and carpeted staircase. Spacious front facing lounge with two window formations, feature electric fireplace, fitted carpet and decorative alcove. Rear facing fully fitted kitchen comprising range of base and wall mounted units, ample work surfaces, freestanding gas cooker, vinyl flooring and rear facing upvc door with glass insert leading to rear garden. Rear facing family bathroom comprising three piece suite including low flush w/c, wash hand basin, bath, shower (over bath), partially tiled walls and vinyl flooring.

Carpeted upper landing with rear facing window leads to both double bedrooms and storage. Bedroom one is front facing with two window formations and fitted carpet. Bedroom two is rear facing with two window formations and fitted carpet.

The property boasts gas central heating and double glazing throughout. Front garden is mainly laid to lawn and matured shrubbery. Gravel driveway to side of property providing ample off street parking leading to detached timber single garage. Rear garden is mainly laid to decorative paving and gravel with timber boundary fencing.



Offers Over £110,000