







**Carlisle**

Flat 1 1 Chapel Street Carlisle ML8 4AP

Independent Estates





Offices

55 High Street, Carluke, Lanarkshire ML8 4AJ Telephone 01555 759777 email carluke@independentestates.com  
97 Main Street, Wishaw, Lanarkshire ML2 7AU Telephone 01698 373737 email wishaw@independentestates.com

Disclaimer: These property details are set out as a general outline only and do not constitute any part of an Offer or Contract. Any services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor. Fixtures, fittings and other items are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. Room measurements are taken to the nearest 10cm and prospective buyers are advised to check these for any particular purpose, e.g. Fitted carpets and furniture. This material is protected by the laws of copyright. The owner of the copyright is Independent Estates. This property sheet forms part of our database and is protected by the database rights and copyright laws. No unauthorised copying or distribution without permission.

Directions

From our our Carluke office head down high Street and turn left. The property is situated on your left.

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	3.52m x 1.56m	Lounge	5.48m x 4.82m
Kitchen	1.86m x 2.67m	Bedroom One	3.96m x 4.82m
Bedroom Two	3.58m x 4.39m	Bathroom	1.66m x 2.70m



Situated within the popular Town of Carluke this property is positioned within Town Centre and all of its amenities and transport links. Also provides easy access to the M8 and M74 motorway networks.

Independent Estates welcome to the market this generous traditional upper flat offering sizeable accommodation and original features including decorative cornice and deep skirting boards throughout. Although the property is in need of refurbishment it has huge potential. Accommodation comprises: Entrance to building via solid wood door leading to communal staircase. Entrance to property via glazed timber door with matching glazed side panels. Main reception hallway gives access to all accommodation including lounge, kitchen, two double bedrooms and bathroom. Generous lounge with two front facing window formations, feature fireplace and fitted carpet. Rear facing kitchen comprising range of base and wall mounted units, ample work surfaces and electric cooker.

Bedroom one is front facing with bay style window formation and fitted cupboard. Bedroom two is rear facing with fitted carpet. Rear facing bathroom comprising low flush wc, wash hand basin, bath, partially tiled walls and vinyl flooring.

The property benefits from gas central heating and double glazing throughout. Private communal garden is located to the rear of building.



**Offers Over £48,000**