







**Carlisle**

107 Clyde Street Carlisle ML8 5BG

Independent Estates





## Directions

From Carluke cross turn onto Clyde Street and 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 Vestibule | 1.09m x 0.59m | Entrance Hallway | 4.47m x 1.09m |
| Lounge             | 4.78m x 3.87m | Kitchen          | 2.34m x 3.06m |
| Utility            | 1.27m x 2.39m | Bedroom One      | 3.71m x 3.55m |
| Shower Room        | 1.10m x 2.17m |                  |               |

## 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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Carlisle is a popular town and has all the local amenities such as supermarkets, health centre, pubs, eateries, modern high school and primary schools, sports centre and an 18 hole golf course. The location is favoured by many who require good transport links and the local train station gives access to Glasgow and Edinburgh with the Edinburgh City bypass only a half hour drive away, making East Central Scotland easily accessible. The M74 and M8 motorway network is only a fifteen minute drive away and gives good access to Glasgow and the South.

Independent Estates are pleased to welcome to the market this well presented lower traditional flat. Situated within sought after locale and within walking distance to local amenities and transport services including bus and rail. Accommodation is arranged over ground floor comprising: Entrance to property via front facing upvc storm doors leading to entrance vestibule with tiled flooring. Entrance hallway with laminated flooring leads to lounge, bedroom and shower room. Spacious lounge with feature fireplace, decorative alcove and laminated flooring. Lounge gives access to kitchen. Fully fitted kitchen comprising range of base and wall mounted units, ample work surfaces, partially tiled walls, laminated flooring, fitted gas cooker and side facing window. The kitchen gives access to rear utility/pantry area with rear facing window. The kitchen gives access to rear half glazed upvc exterior door to rear garden and parking area. Spacious double bedroom is front facing with fitted carpet and two storage cupboards. Shower room comprising three piece suite including low flush wc, wash hand basin, double shower cubicle, partially tiled walls and lino flooring. The property boasts full gas central heating (boiler recently upgraded) and double glazing throughout. Front garden is mainly laid to decorative gravel with paved pathway. Rear garden is mainly laid to lawn with timber garden shed, communal drying area and private parking.

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



**Offers Over £68,000**