







**Carl Luke**

72 High Street, Carl Luke, ML8 4AJ

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 Carluke office head down High Street 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	1.32m x 6.23m	Landing	5.16m x 1.08m
Lounge	4.17m x 4.29m	Kitchen	3.24m x 3.22m
WC	1.21m x 2.88m	Dining/Bedroom Four	2.85m x 4.21m
Upper Landing	4.22m x 1.04m	Bedroom One	4.18m x 3.77m
Bedroom Two	2.76m x 4.46m	Bedroom Three	2.82m x 3.80m
Bathroom	1.63m x 2.59m		



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

Independent Estates welcome to the market this generously proportioned traditional upper flat, with its own street access, offers sizeable accommodation and original features including decorative staircase, original cornice, and deep skirting boards throughout. The property is in need of full refurbishment and upgrading. Accommodation comprises: Entrance to property via solid wooden door leading to entrance vestibule with tiled flooring. Lower hallway leads to rear entrance and staircase with decorative balustrade and rear facing window. Spacious upper landing leads to two large public rooms, kitchen, cloakroom wc and walk in storage. Large lounge with front facing bay style window formation and decorative fireplace. Large rear facing kitchen comprising range of base and wall mounted units and ample work surfaces. Second front facing public/fourth bedroom. Rear facing cloakroom wc comprising low flush wc and wash hand basin.

Upper Landing leads to three double bedrooms, bathroom and loft access. Bedroom one is front facing. Bedroom two is again front facing. Bedroom three is rear facing. Rear facing bathroom comprising three piece suite including low flush wc, wash hand basin and bath.

The property benefits from gas central heating and double glazing. Located to the rear of property is a private shared courtyard which also provides additional entrance/exit.



**Offers Over £75,000**