





Carluke

112-114 Chapel Street Carluke ML8 4BD

Independent Estates



Directions

From Carluke High Street at the traffic lights, turn right onto the A73. At the next set of traffic lights turn right onto A721. At the 1st roundabout take the 1st left onto Chapel street the property can be clearly identified by our For Sale sign on your right.

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	1.12m x 1.09m	Entrance Hallway	5.34m x 1.09m
Lounge	4.93m x 3.67m	Kitchen	2.36m x 3.66m
Bedroom One	2.84m x 3.60m	Bedroom Two	1.99m x 3.63m
Shower Room	2.36m x 2.70m	Rear Vestibule	1.36m x 1.59m
Porch	1.35m x 5.83m	Garage/Workshop	6.25m x 6.65m
Office Space	3.07m x 4.64m	Shower Room	3.03m x 1.83m

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.

Independent Estates are delighted to present to the market this rare opportunity to purchase a development potential of this traditional semi detached cottage with extensive grounds, including building plot, (previous planning timeline now expired) and detached garage/workshop which could also be converted into dwelling with water, electrics and plumbing supplied. The property is positioned within popular and sought after Carlisle locale offering walking proximity to Town Centre and all amenities including bars, restaurants, shops, health and leisure facilities. Chapel Street location also gives easy access to both rail and bus services. M8 and M74 motorway networks are also within a short drive of development.

Entrance to property via front facing upvc door leading to entrance vestibule with tiled flooring. Upvc half glazed door leads to central hallway with fitted carpet giving access to lounge, kitchen, two bedrooms, shower room and loft hatch. Generous front facing lounge with feature multi fuel stove, decorative shelved alcove and fitted carpet. Rear facing fitted kitchen comprising range of base and wall mounted units, ample work surfaces, partially tiled walls, electric oven, gas hob, extractor and laminated flooring. The kitchen leads to rear vestibule via half glazed timber door. Rear vestibule with fitted carpet opens into rear porch/boot room with rear facing windows and side facing upvc door leading to driveway and garden.

Bedroom one boasts front and side facing windows with fitted carpet. Bedroom two is rear facing with fitted carpet. Rear facing shower room comprising low flush wc, wash hand basin, double walk in shower cubicle, partially tiled walls and vinyl flooring. The shower room benefits from two storage/airing cupboards.

The property benefits from central heating which is supplied by the multifuel stove with back boiler and double glazing throughout. Front garden boasts matured planting with stone boundary wall and paved pathway. Large gated driveway to side leads to extensive grounds with ample parking and detached garage/workshop with automatic roller door, electricity, lighting, floored loft space, separate office space, three piece shower room comprising low flush wc, wash hand basin, shower cubicle, partially tiled walls and tiled flooring. The garage further benefits from double glazing and pedestrian access. Located to the rear of site is large garden space which consists of lawn area, various mixed beds, fruit trees and vegetable patch. A section of this area had been granted planning permission for detached dwelling. However, this permission has now lapsed and would need renewed subject to new custodians proposals.



Offers Over £270,000