





Carluke

45 Belstane Road Carluke ML8 4BG

Independent Estates



Offices

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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 and take the next right onto Belstane Road the property can be clearly identified by our For Sale sign 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

Entrance Vestibule	0.91m x 1.76m	Entrance Hallway	4.88m x 1.80m
Lounge	5.44m x 3.97m	Dining Room	3.51m x 3.00m
Kitchen	3.48m x 3.94m	Conservatory	2.39m x 4.06m
Bedroom One	3.60m x 3.03m	Shower Room	3.46m x 1.78m
Upper Landing	2.09m x 1.49m	Bedroom Two	3.65m x 4.38m
Bedroom Three	3.49m x 3.08m	Bedroom Four	2.28m x 4.37m
WC	1.12m x 1.57m	Garage	5.70m x 2.91m

Independent Estates are pleased to welcome to the market this spacious detached family villa. Belstane Road is within walking distance to town centre. Carluke 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 proud to present to the market this unique detached family villa situated in a much sought after locale within Carluke. The property is deceptively spacious and early viewing is essential to fully appreciate the size and flexibility on offer. Accommodation is arranged over two levels and comprises: Entrance to property via double timber storm doors leading to entrance vestibule. Glazed internal security door with matching panels leads to reception hallway. Hallway with parquet flooring gives access to lounge, kitchen, shower room, bedroom one, fitted storage and carpeted staircase. Generous front facing lounge with decorative fireplace incorporating electric fire and feature lighting. Lounge gives access to formal dining room with rear and side facing window formations and fitted carpet. Rear facing dining kitchen comprising range of base and wall mounted units, ample work surfaces, breakfasting bar, electric oven and gas hob with extraction and lino flooring. The kitchen gives access to spacious rear conservatory with French doors leading to rear garden and fitted storage cupboard. Side facing family shower room comprising low flush wc, wash hand basin, shower cubicle, tiled walls, feature lighting and lino flooring. Bedroom one is front facing with fitted carpet.

Carpeted upper landing gives access to three further double bedrooms and wc. Bedroom two is front facing with fitted wardrobes, storage cupboard and carpet. Bedroom three is side facing with fitted carpet currently used as sewing room. Bedroom four is rear facing with fitted wardrobes, storage and carpet. Upstairs wc comprising low flush wc, wash hand basin, decorative wall panelling and laminated flooring.

The property boasts full gas central heating and double glazing throughout. Sizable front gardens are mainly laid to gravel providing ample parking for several vehicles, decorative planted borders and matured beech hedging. Large mono block driveway to side leading to detached single garage with automatic roller door, side pedestrian access, electricity and lighting provided. Rear garden is again mainly laid to lawn with decorative planted borders, paved and timber deck patio, greenhouse and timber boundary fencing.



Offers Over £289,000