







**Carl Luke**

48 Avon Avenue Carl Luke ML8 5DD

Independent Estates





## Directions

From Carluke cross travel along Clyde Street and take the third exit at the roundabout onto Luggie Road. Take the first right into Avon Avenue, continue to bottom of hill and round corner, the property can be clearly identified by our For Sale board 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

Lounge	4.41m x 5.11m	Dining Area	3.45m x 2.63m
Kitchen	3.34m x 2.31m	Upper Landing	2.53m x 1.89m
Bedroom One	3.51m x 3.05m	Bedroom Two	4.19m x 2.71m
Bedroom Three	3.17m x 2.31m	Shower Room	1.78m x 1.86m
Garage	5.65m x 2.79m		

## 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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Avon Avenue is located in sought after pocket of Carluke yet close to Carluke Town Centre and all of its amenities including schooling, shops, supermarkets and train station. This property is ideally situated for commuting to Glasgow and Edinburgh via bus, rail and the M74 and M8 motorways.

Independent Estates are delighted to welcome this semi detached villa offering deceptively spacious accommodation arranged over two levels comprising: Entrance to property via front facing upvc door with glass insert leading to re configured lounge area providing spacious open plan living space comprising front and side facing window elevations, feature fireplace incorporating electric fire and decorative feature wall. The space gives access to carpeted staircase and dining area. Rear facing formal dining area with fitted carpet provides access to kitchen. Fully fitted kitchen with rear and side facing window elevations, range of base and wall mounted units, ample work surfaces, electric oven, gas hob, extractor, partially tiled walls and laminated flooring. The kitchen gives access to private rear garden via half glazed upvc exterior door.

Side facing carpeted upper landing provides access to three bedrooms, shower room and loft hatch. Bedroom one is rear facing with fitted storage and carpet. Bedroom two is front facing with fitted carpet. Bedroom three is again front facing with fitted storage and carpet (currently home office). Rear facing shower room comprising low flush wc, wash hand basin, double shower cubicle, partially tiled walls and vinyl flooring.

The property boasts full gas central heating and double glazing throughout. Front garden is mainly laid to lawn with decorative planted border, paved pathway and mono block driveway to side providing off street parking for three cars. The driveway leads to detached single garage with up and over door and side pedestrian access. Private rear garden is mainly laid to decorative paving with patio area and matured privet hedge timber fencing.



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