





Carluke

53 Glenafeoch Road Carluke ML8 4DR

Independent Estates



Directions

From Chapel Street take your first exit at roundabout onto Carnwath Road. Take your second right onto Glenafeoch Road continue and the property will be located 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.

Fincancial Valuations of Offers

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	5.01m x 2.09m	Lounge	3.97m x 4.22m
Dining Kitchen	2.64m x 4.22m	Shower Room	1.95m x 2.09m
Upper Landing	1.29m x 2.12m	Bedroom One	3.98m x 3.08m
Bedroom Two	2.67m x 4.24m	Bedroom Three	2.94m x 3.33m

Offices

55 High Street, Carluke, Lanarkshire ML8 4AJ

Tel: 01555 759777

Email: carluke@independentestates.com

97 Main Street, Wishaw, Lanarkshire ML2 7AU

Tel: 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.

Situated within popular Carluke area, Independent Estates are delighted to welcome this deceptively spacious semi detached villa located within generous corner plot, providing flexible family accommodation arranged over two levels. Carluke town centre can be reached within walking distance offering several high street amenities and independent stores, health, leisure and schooling. Along with an impressive selection of restaurants, cafes and traditional pubs. Those wishing to commute to surrounding towns and cities, will benefit from the area's good local transport links including train station.. The property gives easy access to all of Carluke's amenities and transport links as well as motorway networks M74 and M8. While the nearby A73 provides connections into Lanark (a 10-minute drive) and Motherwell (a 20-minute drive). Glasgow can be reached in around 40-minutes via the M74 and M8, while Edinburgh is just over an hour away via the A70.

The property offers immaculately presented accommodation comprising: Entrance to property via front facing upvc door with glass insert leading to reception hallway. Spacious hallway with laminated flooring and side facing window elevation leads to lounge, dining kitchen, shower room, storage cupboard and carpeted staircase. Generous front facing lounge with feature fireplace and laminated flooring. Rear facing dining kitchen comprising range of base and wall mounted units, ample work surfaces, electric oven, hob, extractor, partially tiled walls and laminated flooring. Side facing shower room comprising three piece suite including low flush wc, wash hand basin with vanity, double shower cubicle, wet walls and vinyl flooring. Side facing carpeted upper landing leads to three well proportioned bedrooms, storage and loft access. Bedroom one is front facing and exposed timber flooring. Bedroom two is rear facing with fitted carpet and storage. Bedroom three is front facing with fitted shelved alcove and carpet.

The property boasts full gas central heating and double glazing throughout. Front garden is mainly laid to lawn with paved pathway, matured planting and tree specimens and timber fencing. Large paved driveway to side provides ample off street parking for several vehicles. Private rear garden is mainly laid to lawn with timber garden shed, timber summer house and matured trees.



Offers Over £147,000