





Carluke

South Avenue Carluke ML8 5TW

Independent Estates



Offices

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Directions

From Carlisle Cross continue down Kirkton Street and take the first turning on the right onto Station Road. Continue down Station Road taking the third turning on the right onto Whiteshaw Avenue, continue along Whiteshaw Avenue until the top on the hill and take a right onto North Avenue. Take your next right onto East Avenue and turn first left onto South Avenue. The property is situated on your right 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.

Financial 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 Vestibule	1.78m x 0.96m	Lounge/Bedroom	4.49m x 3.25m
Kitchen	2.33m x 1.98m	Hallway	2.22m x 1.10m
Shower Room	2.24m x 1.20m		

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 to the market this newly refurbished studio flat. Accommodation comprising: Entrance via communal security door. Entrance to property via solid wooden door giving access to entrance vestibule with storage. Main living space is bright and airy with two front facing window elevations. Living space leads kitchen and hallway with storage area leading to shower room. Side facing newly installed fitted kitchen comprising range of base and wall mounted units, ample work surfaces, electric oven, hob and washing machine.

Second hallway gives access to fitted storage and new shower room comprising low flush wc, wash hand basin, double shower cubicle with electric shower and decorative wet walls.

The property benefits from double glazing and electric heating throughout. Private parking is situated to rear of property with communal grass areas.



Offers Over £39,000