





Law

Carmichael Way Law ML8 5RJ

Independent Estates



Directions

From Carluke High Street at the traffic lights, turn right onto the A723, at the next roundabout take the 2nd exit onto the A73. At the next set of traffic lights turn left onto Wildman Road. Take the next sixth turning on your left onto Carmichael Street. Take your second left into Carmichael Way and the property is situated on your right at end of cul de sac.

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	0.98m x 0.92m	Living Room	4.68m x 3.57m
Kitchen	2.93m x 2.48m	Bedroom One	4.12m x 2.74m
Bedroom Two	3.47m x 2.58m	Floored Loft	7.40m x 2.35m
Garage	5.21m x 2.46m		

Offices

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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.

The property is located within the increasingly popular Law Village. Law Village is ideally positioned close to the nearby Towns of Wishaw, Motherwell and Lanark, and also the scenic Clyde Valley is only a short drive away. Close to major motorway networks of the M74 and M8 giving access to Edinburgh, Glasgow and the South.

Independent Estates are delighted to welcome to the market this upper cottage flat nestled within quiet cul de sac residential setting. Accommodation is arranged over upper level comprising: Entrance to property via front facing upvc door leading to entrance staircase and storage cupboard. Upper open plan lounge area boasts front facing bay style window formation and fitted carpet. The lounge gives access to kitchen, two bedrooms, bathroom and loft. Rear facing fully fitted kitchen comprising range of base and wall mounted units, ample work surfaces, electric oven, hob, extractor, breakfasting bar and partially tiled walls.

Bedroom one is front facing with fitted mirrored wardrobes and carpet. Bedroom two is rear facing with fitted carpet. Rear facing bathroom comprising three piece suite including low flush wc, wash hand basin, bath, shower (over bath), partially tiled walls and tiled flooring.

The property boasts full double glazing, electric heating and fully floored loft. Externally the property benefits from generous garden space which is fully enclosed via timber fencing and mainly laid to decorative paving and gravel with summer house. Single garage with up and over door is also included within the sale.



Offers Over £69,000