







**Carl Luke**

28 South Avenue, Carl Luke, ML8 5TW

Independent Estates



## Directions

From Carluke 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.

## 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	1.20m x 1.13m	Living Space	4.90m x 4.50m
Kitchen	2.04m x 2.00m	Shower Room	2.03m x 1.12m

## Offices

55 High Street, Carluke, Lanarkshire ML8 4AJ

Tel: 01555 759777

Email: [carluke@independentestates.com](mailto:carluke@independentestates.com)

97 Main Street, Wishaw, Lanarkshire ML2 7AU

Tel: 01698 373737

Email: [wishaw@independentestates.com](mailto: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.



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 well presented 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 and fitted carpet. Living space leads kitchen and hallway with storage area leading to shower room. Side facing fitted kitchen comprising range of base and wall mounted units, ample work surfaces, electric oven, hob, washing machine and vinyl flooring.

Hallway gives access to fitted storage and shower room comprising low flush wc, wash hand basin, 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 £27,000**