





Carluke

2 St Andrews Court Carluke ML8 5SX

Independent Estates



Directions

From Carluke Cross travelling toward Newmains take your first left onto Mount Stewart Street travel past Fire Station and take first left into St Andrews Court. The property is situated on your left hand side.

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 Vestibule	1.20 x 1.12m	Entrance Hallway	3.76m x 1.61m
Lounge	4.61m x 3.60m	Kitchen	3.61m x 2.46m
Bedroom One	3.86m x 2.54m	Bedroom Two	2.95m x 3.25m
Shower Room	2.00m x 1.70m		

Offices

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Tel: 01698 373737

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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.

St Andrews Court is situated within walking distance to local amenities including shops, schooling, health services, train station and bus services. The property also gives easy access to M8 and M74 motorway networks.

Independent Estates are proud to welcome to the market this deceptively spacious and rarely available upper apartment. The accommodation comprises: Entrance to property via security entrance giving access to shared carpeted staircase. Access to property via solid wooden door leading to entrance vestibule. Carpeted entrance vestibule leads to reception hallway with fitted carpet providing access to all accommodation including lounge, kitchen, two double bedrooms, shower room and loft hatch to fully floored loft. Spacious lounge with fitted carpet and boasting front facing bay style formation window and side facing window formation providing plentiful natural light. Rear facing fitted kitchen comprising range of base and wall mounted units, ample work surfaces, electric oven, hob and extraction unit. Partially tiled walls, vinyl flooring and large walk in store cupboard.

Bedroom one is rear facing with fitted mirrored wardrobes and carpet. Bedroom two is front facing with fitted mirrored wardrobes and carpet. Rear facing shower room comprising low flush wc, wash hand basin, double shower cubicle, decorative wet walls and vinyl flooring.

The property benefits from electric heating and double glazing throughout. Externally a private carpark provides parking and communal gardens surround building.



Offers Over £109,000