





Carluke

14 Stonedyke Road Carluke ML8 4BQ

Independent Estates



Directions

Traveling along Belstane Road from Chapel Street. Take your second right onto Stonedyke Road.

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 Hallway	1.59m x 4.64m	Hallway	2.35m x 5.32m
Lounge	4.52m x 4.22m	Kitchen	2.89m x 3.30m
Utility	2.88m x 1.68m	Bedroom Two	3.60m x 2.99m
Bedroom Three	2.77m x 3.46m	Bathroom	1.62m x 2.38m
Master Bedroom	3.74m x 4.21m	Ensuite	1.77m x 3.26m
Snug	4.11m x 4.23m	Summer House	3.86m x 2.57m
Outdoor Kitchen	3.03m x 4.05m	Garage	4.97m x 7.71m

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.

Independent Estates are delighted to welcome to the market this exceptionally presented detached home. The property has been historically extended and undergone a complete and comprehensive internal/external refurbishment over the years of custodianship by current vendors to an exacting standard. The property's interior design has been thoughtfully executed offering a truly contemporary home. Attention to detail is evident from entering the property with high quality fit and finish and tasteful colour pallet throughout. Stonedyke Road is within walking distance to town centre. Carlisle is a popular town and has all the local amenities such as supermarkets, health centre, pubs, eateries, modern high school and primary schools, sports centre and an 18 hole golf course. The location is favoured by many who require good transport links and the local train station gives access to Glasgow and Edinburgh with the Edinburgh City bypass only a half hour drive away, making East Central Scotland easily accessible. The M74 and M8 motorway network is only a fifteen minute drive away and gives good access to Glasgow and the South.

This spacious home is arranged over two levels comprising: Entrance to property via front facing upvc door with glass insert giving access to reception hallway. Reception hallway with fitted carpet and feature lighting provides access to lounge, two double bedrooms, bathroom, carpeted staircase with decorative timber balustrade and storage cupboard. Spacious lounge with front facing window formation, feature lighting, decorative contemporary fireplace and fitted carpet. Side facing fully fitted kitchen comprising range of base and wall mounted units, ample work surfaces, double electric oven, five burner gas hob, extractor, microwave, feature lighting, partially tiled walls and vinyl flooring. The kitchen gives access to rear facing utility/porch with storage, work surfaces, vinyl flooring and rear facing upvc door with glass insert providing access to rear garden. Bedroom two is front facing with fitted mirrored wardrobes and carpet currently used as tv snug. Bedroom three is located on ground floor currently used as formal dining room with rear facing window, decorative alcove and fitted carpet. Rear facing family bathroom comprising three piece suite including low flush wc, wash hand basin, bath, fully tiled walls and flooring.

Open plan upper landing with two rear facing roof skylights provides additional sitting area and gives access to master bedroom. This space could offer the option of possible fourth bedroom, subject to relevant consents. Master bedroom with rear facing skylight and fitted carpet. Rear facing master ensuite comprising low flush wc, wash hand basin, double shower cubicle, decorative wet wall, heated towel rail, feature lighting and laminate flooring. The ensuite gives access to large storage cupboard.

The property boasts full gas central heating and double glazing throughout. Generous plot provides large front garden with lawn, decorative planting, matured hedging and timber fencing. Half circle gravel driveway providing ample off street parking and turning for several vehicles. Paved driveway to one side leads to detached double garage with up and over door, electricity and lighting supplied. Private rear garden boasts large timber deck perfect for alfresco dining and entertaining, lawn, paved patio, mature planting and timber boundary fencing. Large detached solid hardwood summerhouse currently used as outdoor dining. Separate detached purpose built outdoor kitchen pavilion with battery rechargeable and solar power lights within.



Offers Over £285,000