





Carlisle

Gair Crescent Carlisle ML8 4BX

Independent Estates



Directions

Traveling along Belstane Road from Chapel Street. Take your second right onto Stonedyke Road. Take first left into Gair Crescent the first left into Carpark. The property is accessed on foot to the right of carpark.

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	1.05m x 0.87m	Dining Kitchen	4.87m x 4.75m
Lounge	4.73m x 3.23m	Rear Hallway	1.06m x 0.90m
Upper Landing	2.34m x 1.14m	Bedroom One	4.72m x 3.22m
Bedroom Two	3.80m x 3.50m	Bathroom	2.39m x 2.03m

Offices

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Located in a popular area of Carluke close to Carluke Town Centre and all of its amenities. This property is ideally situated for commuting to Glasgow and Edinburgh via the M74 and M8 motorways.

Independent Estates are delighted to welcome to the market this deceptively spacious mid terraced villa situated within popular locale. The property is in need of refurbishment however would make an ideal first home or investment opportunity. Accommodation is arranged over two levels comprising: Entrance to property via side facing partially glazed door leading to entrance hallway. Hallway with laminated flooring and fitted storage gives access to large dining kitchen area. Dining kitchen with front facing window, range of base and wall mounted units, laminated flooring and leads to lounge and staircase. Rear facing lounge with laminated flooring boasts French doors to rear garden space. Lounge also gives access to rear entrance hallway with fitted carpet.

Upper landing with laminated flooring gives access to two double bedrooms, bathroom and loft hatch. Bedroom one boasts two rear facing window formations, laminated flooring and fitted storage cupboard. Bedroom two is front facing with laminated flooring, fitted mirrored wardrobes and fitted storage cupboard. Front facing bathroom comprising three piece suite including low flush wc, wash hand basin, bath, shower (over bath), fully tiled walls and tiled flooring.

The property benefits from gas central heating and double glazing. There is also private residential parking.



Offers Over £54,000