





Carluke

30 Whiteshaw Drive Carluke ML8 5UR

Independent Estates



Directions

From Carluke Cross travel along Stewart Street heading for Law. At roundabout take your first exit onto Weighhouse Road. At top of road go straight through roundabout and take first left, second right. 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.

Financial Evaluation of Offer

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	1.84m x 2.09m	Lounge	3.10m x 4.13m
Dining Room	3.47m x 2.67m	Kitchen	3.51m x 2.32m
Half Landing	1.89m x 1.93m	Bedroom One	4.26m x 2.61m
Bedroom Two	3.06m x 3.47m	Bedroom Three	3.25m x 2.35m
Shower Room	2.22m x 1.90m		

Offices

55 High Street, Carluke, Lanarkshire ML8 4AJ Telephone 01555 759777 email carluke@independentestates.com

97 Main Street, Wishaw, Lanarkshire ML2 7AU Telephone 01698 373737 email wishaw@independentestates.com

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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.

The property offers accommodation arranged over two floors comprising: Entrance to property via side facing upvc door with glass insert giving access to entrance hallway. Entrance hallway is front facing with fitted storage and carpet. Hallway gives access to lounge and carpeted staircase. Front facing lounge with feature fireplace incorporating electric fire and fitted carpet. Lounge opens through into formal dining area with fitted carpet and rear facing patio doors overlooking rear garden. Dining area gives access to side facing fitted kitchen offering range of base and wall mounted units, ample work surfaces, electric oven, gas hob, extractor, partially tiled walls, lino flooring, fitted storage cupboard, side facing window and rear facing upvc door with glass insert.

Side facing carpeted upper landing gives access to three bedrooms, shower room, fitted storage and loft hatch. Bedroom one is front facing with fitted bedroom suite offering abundance of storage, feature lighting and fitted carpet. Bedroom two is rear facing with fitted carpet. Bedroom three is front facing with fitted storage and laminated flooring. Rear facing shower room comprising three piece suite including low flush wc, wash hand basin with vanity, corner shower cubicle with electric shower, fully tiled walls and lino flooring.

The property boasts full gas central heating, double glazing and alarm system throughout. Front and side gardens are mainly laid to lawn with decorative planted borders with variety of matured shrubs and plant specimens. Side driveway mainly laid to paving and decorative gravel. Driveway leads to detached single garage with up and over door, side pedestrian access, electricity and lighting. Rear garden is mainly laid to paving with timber fencing, timber garden shed and greenhouse.



Offers Over £143,000