





Carluk

16 North Avenue Carluk ML8 5TR

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. The property can be clearly 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	0.97m x 1.28m	Lounge	3.55m x 4.75m
Kitchen	3.00m x 2.48m	Half Landing	3.13m x 1.02m
Bedroom One	2.57m x 3.54m	Bedroom Two	2.56m x 3.02m
Bathroom	2.00m x 1.68m		

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 residential 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 proud to welcome to the market this well presented lower flat ideal for the first time buyer, retiree or buy to let investor. Entrance to property via front facing solid wooden door leading to entrance hallway with laminated flooring. Gives access to lounge/dining area with front facing window and laminated flooring. Leads through to rear facing recently fitted kitchen comprising range of base and wall mounted units, ample work surfaces, electric oven, hob, extractor, partially tiled walls and lino flooring. The kitchen gives access to rear garden via half glazed upvc door.

Second hallway with laminated flooring gives access to two bedrooms, shower room and fitted storage. Bedroom one is front facing with laminated flooring and triple wardrobes. Bedroom two is rear facing with laminated flooring and double fitted wardrobes. Recently installed shower room comprising low flush w/c, wash hand basin, shower cubicle, decorative wet walls and lino flooring.

The property benefits from full electric central heating and double glazing. Front garden is mainly laid to decorative gravel with paved pathway. Rear garden is laid to lawn with drying area paved patio and timber fencing. On street parking.



Offers Over £69,995