





Carluke

46 Whiteshaw Carluke ML8 5UL

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	1.85m x 1.72m	Lounge	3.10m x 4.18m
Dining Room	2.64m x 3.54m	Kitchen	2.40m x 3.46m
Half Landing	2.00m x 2.18m	Bedroom One	3.04m x 3.65m
Bedroom Two	3.00m x 4.19m	Bedroom Three	3.26m x 2.36m
Bathroom	2.18m x 1.97m		

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

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.

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 laminated flooring. Lounge opens through into formal dining area with laminated flooring and rear facing window overlooking rear garden. Dining area gives access to side facing recently upgraded fitted kitchen offering range of base and wall mounted units, ample work surfaces, electric oven, gas hob, extractor, microwave, laminated flooring, fitted storage cupboard and rear facing upvc door with glass insert.

Side facing carpeted upper landing gives access to three bedrooms, bathroom, fitted storage and loft hatch. Bedroom one is rear facing with laminated flooring. Bedroom two is front facing with fitted carpet. Bedroom three is again front facing with fitted storage and laminated flooring. Rear facing bathroom comprising three-piece suite including low flush wc, wash hand basin with vanity, bath, power shower (over bath), decorative wet walls, laminated flooring and feature lighting.

The property boasts full gas central heating and double glazing 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. Tarmac driveway is situated to side of property accessed via timber double gates. Rear garden is mainly laid to paving, lawn and large raised timber deck. The rear garden further boasts large timber shed/workspace.



Offers Over £157,000