





Carl Luke

25 Whiteshaw Drive Carl Luke 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 at take first left, second right, left at T junction then first 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	2.23m x 1.44m	Lounge	4.43m x 3.25m
Kitchen	4.18m x 2.56m	Upper Landing	2.38m x 1.85m
Bedroom One	3.23m x 2.87m	Bedroom Two	3.51m x 2.52m
Shower Room	2.36m x 1.53m		

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.

Independent Estates are delighted to welcome to the market this well presented semi detached villa offering excellent accommodation. The property offers walk in accommodation arranged over two floors comprising: Entrance to property via front facing upvc door with glass insert. Gives access to entrance hallway with laminated flooring, decorative alcove and leads onto carpeted staircase and lounge. Front facing lounge with fitted carpet, feature fireplace incorporating electric fire and storage cupboard. Opens into rear facing modern fully fitted kitchen via French doors comprising range of base and wall mounted units, ample work surfaces, integrated fridge, freezer, washing machine, electric oven, hob, extractor, laminated flooring. The kitchen also gives access to rear garden via half glazed upvc door.

Upper landing gives access to two double bedrooms, shower room, storage cupboard and loft hatch. Bedroom one is front facing with laminated flooring and storage cupboard. Bedroom two is rear facing with laminated flooring and double wardrobe. Rear facing shower room comprising three piece suite including low flush w/c, wash hand basin with vanity, shower cubicle, decorative wet walls and laminated flooring.

The property boasts full gas central heating and double glazing throughout. Front garden is mainly laid to lawn with decorative borders. Large tarmac driveway to side of property providing ample off street parking. Gives access to single garage with roller door. Extensive private rear garden is mainly laid to paved patio areas and decorative gravel. The rear garden offers open aspect views.

EXTRAS - All floor coverings, light fittings, washing machine and window blinds.



Offers Over £118,000