





Law

29 Carmichael Street Law ML8 5JF

Independent Estates



Directions

From Carluke High Street at the traffic lights, turn right onto the A723, at the next roundabout take the 2nd exit onto the A73. At the next set of traffic lights turn left onto Wildman Road. Take the next sixth turning on your left onto Carmichael Street. The property is situated on your left at end of cul de sac.

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	1.43m x 1.20m	Lounge	4.58m x 4.43m
Dining Room	3.70m x 2.78m	Kitchen	4.18m x 2.60m
Half Landing	1.80m x 1.81m	Downstairs Bedroom	3.22m x 2.79m
Ensuite	2.74m x 1.13m	Bedroom Two	2.83m x 3.24m
Bedroom Three	2.54m x 3.51m	Bathroom	1.57m x 2.37m

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.

The property is located within the increasingly popular Law Village. Law Village is ideally positioned close to the nearby Towns of Wishaw, Motherwell and Lanark, and also the scenic Clyde Valley is only a short drive away. Close to major motorway networks of the M74 and M8 giving access to Edinburgh, Glasgow and the South.

Independent Estates are delighted to welcome to the market this extended semi-detached villa nestled within quiet cul de sac residential setting. Accommodation is arranged over two levels comprising: Entrance to property via front facing upvc door with glass insert. Gives access to entrance vestibule with laminated flooring and storage cupboard. Front facing lounge with fitted carpet gives access to kitchen, formal dining room/fourth bedroom, master bedroom, storage cupboard and carpeted staircase with decorative timber balustrade. Rear facing fully fitted kitchen comprising range of base and wall mounted units, ample work surfaces, electric oven, hob, extractor, breakfasting bar and vinyl flooring. The kitchen gives access to rear garden via glazed upvc door. Rear facing formal dining room/bedroom four with fitted carpet. Side facing master bedroom with fitted wardrobes and carpet. Front facing master en suite comprising low flush wc, wash hand basin, double shower cubicle, decorative wet walls and vinyl flooring.

Carpeted upper landing gives access to two further double bedrooms, bathroom and loft hatch. Bedroom two is front facing with fitted mirrored wardrobes and carpet. Bedroom three is rear facing with fitted mirrored wardrobes and carpet. Rear facing family bathroom comprising low flush wc, wash hand basin, bath, shower (over bath), partially tiled walls and vinyl flooring.

The property boasts full gas central heating and double glazing throughout. Front garden has been completely laid to decorative mono block paving providing off street parking for three vehicles. Paved driveway to side accessed via timber gates lead to single garage with up and over door. Rear garden is mainly laid to paving slabs and gravel enclosed with timber fencing.

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



Offers Over £133,500