





Carl Luke

6 Cairnhill Court, Carl Luke, ML8 4EP

Independent Estates



Directions

From roundabout at top of Chapel Street take third exit onto Cairneymount Road. Continue and take your second left into Cairnhill Court. The property is at top of cul-de-sac situated on your right.

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	0.85m x 0.99m	Lounge	3.56m x 3.56m
Kitchen	3.42m x 2.61m	Half Landing	1.75m x 1.89m
Bedroom One	3.54m x 3.15m	Bedroom Two	2.60m x 3.14m
Bathroom	1.86m 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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Situated within quiet cul-de-sac setting in popular Carluke area. Carluke town centre can be reached within walking distance offering several high street and independent stores, health, leisure and schooling. Along with an impressive selection of restaurants, cafes and traditional pubs. Those wishing to commute to surrounding towns and cities, will benefit from the area's good local transport links including train station.. The property gives easy access to all of Carluke's amenities and transport links as well as motorway networks M74 and M8. While the nearby A73 provides connections into Lanark (a 10-minute drive) and Motherwell (a 20-minute drive). Glasgow can be reached in around 40-minutes via the M74 and M8, while Edinburgh is just over an hour away via the A70.

Independent Estates presents to the market this mid terraced villa which would be ideal for the first time buyer or indeed investor. Accommodation is arranged over two levels comprising: Entrance to property via front facing upvc door leading to entrance hallway. Entrance hallway with fitted carpet gives access to kitchen and carpeted staircase. Front facing fully fitted kitchen with range of base and wall mounted units, ample work surfaces, partially tiled walls, electric oven, electric hob, extractor and vinyl flooring. The kitchen further benefits from large storage cupboard. Rear facing lounge with laminated flooring and patio doors opening out into private rear garden.

Carpeted upper landing leads to two bedrooms, bathroom, storage cupboard and Loft hatch is also accessible from upper landing. Bedroom one is rear facing with fitted mirrored wardrobes and carpet. Bedroom two is front facing with fitted wardrobes and carpet. Bathroom comprising three piece suite including low flush wc, wash hand basin, bath, shower (over bath), fully tiled walls and flooring.

The property benefits from full gas central heating. Front garden is mainly laid to mono block paving incorporating driveway. Private rear garden is mainly laid to lawn with lawn area.

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



Offers Over £78,000