





Carluke

Newbarns Street Carluke ML8 5RP

Independent Estates



Directions

From Carluke High Street at the traffic lights, turn right onto the A73. At the next set of traffic lights turn right onto A721. At the 1st roundabout take the 1st left onto Chapel street. At the mini roundabout turn left onto Sandy Road. Continue and take your first right into Brown Street the first right into Newbarns Street. The property is situated on your left hand side and 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	3.62m x 1.83m	Lounge	3.54m x 6.92m
Kitchen	2.67m x 3.25m	Landing	2.02m x 2.92m
Bedroom One	4.47m x 3.13m	Bedroom Two	3.40m x 3.10m
Shower Room	2.03m x 1.69m		

Offices

55 High Street, Carluke, Lanarkshire ML8 4AJ Telephone 01555 759777 email carluke@independentestates.com

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Located in the popular town of Carlisle close to Carlisle Town Centre and all its amenities. This property is ideally situated for commuting to Glasgow and Edinburgh via the M74 and M8 motorways.

Entrance to property via front facing upvc door with glass insert and courtesy light, giving access to entrance hallway. Entrance hallway benefits from karndean flooring, small cupboard housing electric meter and ample storage under staircase. Spacious lounge/dining room boasts front and rear facing windows and fitted carpet. Fully fitted kitchen with both base and wall mounted units, feature lighting, ample work surfaces, electric oven, hob and extractor, brushed stainless steel splash back, integrated wine rack, karndean flooring, rear facing window and upvc door with glass insert leading to garden.

Upper landing has fitted carpet and gives access to bedrooms, family shower room, large purpose built airing cupboard and loft hatch. Bedroom one is front facing with fitted carpet and two storage cupboards. (one walk in) Bedroom two is rear facing with fitted carpet and wardrobe. Shower room is rear facing and comprises low flush w/c, wash hand basin, vanity area with large mirror and twin spotlights above. Shower cubicle with "Mira advance" electric shower, shower wall panels matching paintwork, fitted storage and vinyl flooring.

The property boasts double-glazing and electric heating. Front garden with paved pathway. The rear garden is enclosed by timber fencing and laid to slab with planted areas. The rear garden also benefits from garden shed. Given the properties positioning, an off street parking/driveway area could be easily added as done by neighbouring residents.



Offers Over £83,000