





Carl Luke

23 Swansea Lane Carl Luke ML8 4SA

Independent Estates



Directions

From Carluke Cross heading towards Lanark take fourth turning on your left onto Goremire Road. Continue and take your first right into Mumbles Wynd. Take your immediate right into Swansea Lane. The property is situated on your left hand side.

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	1.79m x 3.44m	Lounge	3.98m x 4.80m
Kitchen/Dining	5.00m x 2.72m	Utility	1.67m x 1.77m
WC	1.67m x 0.90m	Bedroom One	3.42m x 3.56m
Ensuite	2.62m x 1.36m	Bedroom Two	2.55m x 3.29m
Bedroom Three	2.04m x 2.94m	Bathroom	2.15m x 1.94m

Offices

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Independent Estates are pleased to welcome to the market this spacious semi detached family villa. Swansea Lane is positioned within sought after development located in Carluke. Carluke is a popular town and has all the local amenities such as supermarkets, health centre, pubs, eateries, modern high school and primary schools, sports centre and an 18 hole golf course. The location is favoured by many who require good transport links and the local train station gives access to Glasgow and Edinburgh with the Edinburgh City bypass only a half hour drive away, making East Central Scotland easily accessible. The M74 and M8 motorway network is only a fifteen minute drive away and gives good access to Glasgow and the South. .

This immaculately presented Shieldhill Developments build offers deceptively spacious accommodation arranged over two levels comprising: Entrance to property via front facing glazed upvc door with matching side panel gives access to reception hallway. Hallway leads to lounge, dining kitchen, carpeted staircase with decorative balustrade and gives access to large store cupboard. Generous front facing lounge with fitted carpet. Lounge opens into rear facing formal dining with laminated flooring and French doors opening out into rear garden. Fully fitted contemporary kitchen comprising range of base and wall mounted units, ample work surfaces, double electric oven, gas hob, extractor, integral appliances including fridge freezer and dishwasher. Rear facing utility room provides plumbing for washing machine, fitted storage, counter top and laminated flooring. The utility gives access to rear garden via fully glazed upvc door and cloakroom wc. WC provides low flush wc, wash hand basin, partially tiled walls and laminated flooring.

Carpeted upper landing leads to three bedrooms, bathroom and gives loft access. Bedroom one is front facing with fitted mirrored wardrobes and carpet. Front facing master en suite comprising low flush wc, wash hand basin, double shower cubicle with drench shower, heated towel rail, partially tiled walls and laminated flooring. Bedroom two is rear facing with fitted mirrored wardrobes and carpet. Bedroom three is again rear facing with fitted storage and carpet. Rear facing bathroom comprising low flush wc, wash hand basin, bath, partially tiled walls and laminated flooring.

The property boasts full gas central heating, double glazing and alarm system throughout. Front garden area is laid to decorative mono block paving providing ample off street parking. Rear garden is mainly laid to lawn with paved patio and large timber deck to the rear of garden. The area is fully enclosed via timber fencing with side pedestrian gated access.



Offers Over £210,000