





Carluke

26 Cooper Avenue Carluke ML8 5US

Independent Estates



Directions

From Carluke cross travel along Clyde Street and take the third exit at the roundabout onto Luggie Road. Take the second right into Cooper Avenue, continue to bottom of hill and the property can be clearly identified by our For Sale board 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	1.06m x 3.06m	Lounge	3.92m x 4.28m
Kitchen/Dining	3.08m x 4.93m	WC	0.91m x 1.75m
Half Landing	1.91m x 2.77m	Bedroom One	2.82m x 3.96m
Bedroom Two	3.00m x 3.24m	Bedroom Three	3.00m x 2.06m
Bathroom	1.91m x 1.91m		

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 including transport services, primary and secondary schools, supermarkets and shops. This property is ideally situated for commuting to Glasgow and Edinburgh via the M74, M8 motorways and local public transport.

Independent Estates are proud to present to the market this semi detached family villa situated in a much sought after area within Carlisle. The property is deceptively spacious and accommodation is arranged over two levels comprising: Entrance to property via front facing timber door with glass insert leading to entrance hallway with fitted carpet and side facing window. Entrance hallway gives access to lounge, cloakroom wc and carpeted staircase. Generous front facing lounge with with solid wood flooring and fitted storage cupboard. Lounge leads to dining kitchen with range of base and wall mounted units, ample work surfaces, electric oven, gas hob and extractor. Kitchen benefits from two rear facing windows, partially tiled walls and lino flooring. Front facing cloakroom wc comprising low flush wc, wash hand basin, partially tiled walls and lino flooring.

Side facing upper landing with fitted carpet gives access to three bedrooms, family bathroom and loft hatch. Bedroom one is front facing with fitted mirrored wardrobes and fitted carpet. Bedroom two is rear facing with fitted mirrored wardrobes and laminated flooring. Bedroom three is front facing with lino flooring and fitted storage. Rear facing family bathroom comprising low flush wc, wash hand basin, bath, partially tiled walls and lino flooring.

The property boasts full gas central heating and double glazing throughout. Front garden is mainly laid to lawn with paved and gravel driveway to side providing ample off street parking. Rear garden is mainly laid to lawn with timber fencing.

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



Offers Over £138,000