





Carl Luke

5 Columbine Way, Carl Luke, ML8 5AY

Independent Estates



Travel Directions

From Carluke Cross travel along Kirkton Street into Lanark Road and take your third right into Cartland Avenue at the T junction turn right then first left into Columbine Way. The property is on your left hand side and can be clearly identified by our for sale board.

Entrance Hallway	3.63m x 1.20m	Lounge	4.06m x 6.13m
Kitchen	3.33m x 2.07m	Bedroom One	3.00m x 3.93m
En Suite	2.11m x 1.19m	Bedroom Two	2.57m x 2.90m
Bathroom	1.70m x 2.17m		

Viewing: [Strictly by appointment via Independent Estates](#)

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.

5 Columbine Way, Carluke, ML8 5AY

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

Independent Estates presents to the market this semi detached bungalow. Positioned within a quiet cul-de-sac setting in popular locale. The property has been completely overhauled and wonderfully upgraded by current vendors offering modern accommodation arranged over one level comprising; Entrance to property via side facing upvc door leading to entrance hallway. Entrance hallway with laminated flooring gives access to all compartments including lounge/kitchen, two bedrooms with master en-suite, bathroom, storage and loft hatch. Bright and airy lounge kitchen with rear facing French doors and additional rear facing window elevations flooding room in natural light and overlooking rear garden. Kitchen area boasts a fully fitted modern kitchen oozing with contemporary styling. Kitchen consists a range of base and wall mounted units, ample work surfaces with breakfasting bar, integral true oven, five lamp induction hob, flush mount extraction, microwave oven, fridge freezer and feature lighting. The lounge kitchen area further benefits from quality laminated wood effect flooring.

Bedroom one is front facing with fitted carpet and wall to wall fitted wardrobes. Master en-suite is accessed via hidden doorway via said wardrobes. En-suite comprises low flush wc, wash hand basin with vanity, double shower cubicle with drench shower head and vinyl flooring. Bedroom two is again front facing with vinyl flooring. Side facing bathroom comprising low flush wc, wash hand basin with vanity, bath, heated towel railing and vinyl flooring.

The property boasts recently installed gas central heating and double glazing throughout. Front garden is mainly laid to lawn with decorative borders. Paved and gravel driveway to side leads to detached brick garage with roller door and side pedestrian access. Rear garden is mainly laid to decorative paving with gravel and raised timber deck patio positioned to rear of property.

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



Offers Over £128,000