





Carlisle

Little Malin Mauldslee Road Carlisle ML8 5HG

Independent Estates



Directions

From Carluke Cross travel along Clyde Street and at first two roundabouts go straight ahead toward Garrion Bridge via Mauldslie Road. Travel past Carluke golf course and continue this route "Little Mallin" is the last property on this road located on your left hand side 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	1.85m x 6.60m	Lounge	5.84m x 5.44m
Kitchen	2.99m x 1.18m	Kitchen Lounge Area	6.05m x 7.49m
WC	1.66m x 2.03m	Utility	1.57m x 3.75m
Master Bedroom	4.71m x 4.73m	Master En-Suite	2.39m x 2.46m
Dressing Room	2.40m x 1.26m	Bedroom Two	5.27m x 3.80m
Bedroom Two En-Suite	1.80m x 2.00m	Dressing Room	1.81m x 0.93m
Bedroom Three	6.17m x 3.00m	Bedroom Four	2.59m x 3.76m
Bedroom Five	4.80m x 2.99m	Family Bathroom	2.16m x 6.77m
Office/Games Room	6.96m x 6.28m	Shower Room	2.08m x 1.98m

Offices

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Carlisle 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 favored 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.

Independent Estates are delighted to welcome to the market this truly magnificent family home. This substantial detached bungalow offers copious and luxurious accommodation arranged over the one level comprising: Entrance to property via front facing upvc double glazed doors into entrance vestibule with tiled flooring. Main reception hallway leads to all accommodation with solid wood flooring. Formal front facing lounge with feature fireplace, decorative lighting and solid wood flooring. Sizable family kitchen and dining area with rear facing windows and French doors opening out onto large patio timber deck. This room is zoned into three areas with beautiful contemporary fitted kitchen comprising range of base and wall mounted units, marble work surfaces, full size family range cooker with extraction, integral appliances including fridge freezer, dishwasher and decorative glass tiled splash backs. Large central island with breakfasting bar and fitted storage. Formal dining zone is rear facing with decorative lighting. Snug area is again rear facing offering ample space for family relaxing. Kitchen gives access to hallway with side facing upvc door to side garden and fitted storage. Hallway leads to cloakroom wc and utility room. Rear facing utility room comprising range of fitted storage, ample work surfaces, sink and plumbing for automatic washing machine. Side facing cloakroom wc comprising low flush wc, wash hand basin with vanity and partially tiled walls.

Master bedroom is front facing with fully fitted mirrored wardrobes offering abundance of storage, feature lighting and fitted carpet. Leads to dressing area again with fitted wardrobes and side facing window. Front facing master en-suite comprising low flush wc, wash hand basin with vanity and double shower cubicle, fully tiled walls and tiled flooring. Bedroom two is rear facing with solid wood flooring and dressing area with side facing window and fitted wardrobes. Side facing en-suite comprising low flush wc, wash hand basin, shower cubicle with partially tiled walls and tiled flooring. Bedroom three is side facing with fitted wardrobes and carpet. Bedroom four is rear facing with fitted wardrobes, dressing area and carpet. Bedroom five is front facing with fitted wardrobes and solid wood flooring. Rear facing family bathroom offering Jacuzzi bath tub and Jacuzzi shower cubicle with multi jet system, his and hers wash hand basin with decorative vanity, low flush wc, bidet, fully tiled walls, tiled flooring and feature lighting.

The property boasts full oil fired central heating, double glazing and security system throughout. Little Mallin is situated within generous grounds with formal lawns offering decorative well planted borders, greenhouse, large timber deck to rear of property offering outside dining and entertaining space with large gazebo. Large gravel and mono-block driveway entered via double powered wrought iron gates leads to turning circle and large detached garage. The garage has been built to hold up to four cars with large carport to the side. Above the garage is a games room and shower room which could be utilised as a self contained teenagers or relatives flat.



Offers Over £520,000