





Carluka

9 Kirk Road Carluka ML8 5BN

Independent Estates



Directions

On entering Carluke from Wishaw on Stewart Street (A73) travel towards the town centre on passing the BP garage take your first right into Kirk Road. The property is situated on your right 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

Vestibule	1.65m x 1.05m	Entrance Hallway	4.28m x 1.67m
Lounge	4.93m x 4.30m	Kitchen	4.61m x 2.90m
Porch	1.65m x 2.16m	Bedroom One	4.15m x 3.68m
Bedroom Two	3.29m x 4.54m	Bathroom	2.78m x 2.32m

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.

Kirk Road is situated within walking distance to local amenities including shops, schooling, health services, train station and bus services. The property also gives easy access to M8 and M74 motorway networks.

Independent Estates are delighted to offer this rare opportunity to purchase this detached bungalow situated within popular locale. The property is currently in need of upgrading. However has the potential to be enhanced into a surprisingly spacious family home. Accommodation is arranged over one level comprising: Entrance to property via front facing double storm doors leading to entrance vestibule with solid wood flooring. Main reception hallway with fitted carpet and storage gives access to all accommodation including loft hatch. Spacious front facing lounge with bay style window formation and additional side facing window. Rear and side facing fitted kitchen/dining comprising range of base mounted units, ample work surfaces, walk in pantry with side facing window and additional storage cupboard. Kitchen/dining gives access to rear porch with all round window formation and side facing upvc exterior door leading to rear garden.

Bedroom one with front facing bay style window formation and fitted carpet. Bedroom two is again rear facing with fitted carpet. Rear facing bathroom comprising three piece suite including low flush wc, wash hand basin, bath, shower (over 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 gravel and tarmac driveway to side providing ample off street parking for several vehicles and brick boundary wall. Private rear garden is again mainly laid to lawn with paved patio area and timber garden shed.



Offers Over £154,000