





Carluk

4 Kirkstyle Avenue Carluk ML8 5AQ

Independent Estates



Directions

From Carluke Cross turn onto Clyde Street. Take your second left onto Kirkton Avenue. Take first right onto Kirkstyle Avenue. The property is situated on your right 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

Vestibule	1.53m x 1.06m	Entrance Hallway	1.94m x 6.58m
Lounge	4.19m x 5.56m	Dining Room	4.44m x 3.90m
Kitchen	2.62m x 3.47m	Porch	1.73m x 1.36m
Bedroom Four	3.78m x 4.27m	Half landing	1.97m x 9.52m
Bedroom One	5.55m x 3.75m	Bedroom Two	3.75m x 4.16m
Bedroom Three	2.94m x 1.99m	Bathroom	2.67m x 2.39m
Garage	3.28m x 7.94m		

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

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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 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.

Independent Estates are delighted to welcome to the market this truly magnificent family home. This generously proportioned sandstone villa is positioned within one of Carlisle's most prestigious and sought after locations. The property offers original character features including decorative cornice, deep skirtings and generous ceiling heights. Accommodation is arranged over two levels comprising: Entrance to property via front facing upvc double storm doors leading to entrance vestibule with tiled flooring. Main reception hallway with fitted carpet gives access to formal lounge, dining room, bedroom four/public room, carpeted staircase with decorative balustrade and storage cupboard (under staircase). Spacious front facing formal lounge with bay style window formation, fitted carpet and feature fireplace incorporating living flame gas open fire. Side facing dining room with fitted carpet. Side facing fitted kitchen comprising range of base and wall mounted units, ample work surfaces, partially tiled walls and lino flooring. The kitchen gives access to rear porch then onto garden via upvc exterior door. Rear facing bedroom four/public room with bank of fitted wardrobes, storage cupboard and fitted carpet.

Split level upper landing provides access to further three bedrooms, bathroom and two fitted storage cupboards. The generous size of landing and natural light thanks to large skylight would make ideal home office space. Bedroom one is front facing with bay style window formation, fitted wardrobes and carpet. Bedroom two is rear facing with fitted carpet. Bedroom three is again front facing with fitted carpet. Rear facing family bathroom comprising three piece suite including low flush wc, wash hand basin, bath, shower (over bath), heated towel rail, walk in storage/airing cupboard, partially tiled walls and lino flooring.

The property boasts full gas central heating and double glazing throughout. Front garden is mainly laid to decorative gravel with planted borders. Large paved and gravel driveway to side provides ample off street parking for several vehicles and leads to detached garage. Large detached garage includes automatic roller door, electricity, lighting and side pedestrian access. The rear garden is mostly laid to lawn with paved pathways and decorative borders.

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



Offers Over £245,000