





Carl Luke

6 Gowanside Place Carl Luke ML8 5UN

Independent Estates



Directions

From the High Street traffic lights continue along Clyde Street, turn left at roundabout, continue along and take the next left onto Moss Side Avenue, take first right then first left into Gowanside place. The property is situated on your left hand side clearly 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	1.83m x 4.31m	Lounge	3.70m x 5.95m
Kitchen Dining	3.28m x 5.93m	WC	1.83m x 1.05m
Upper Landing	1.87m x 4.21m	Bedroom One	3.79m x 3.39m
Bedroom Two	3.76m x 2.52m	Bedroom Three	3.30m x 3.16m
Bedroom Four	3.33m x 2.68m	Bathroom	2.59m x 1.65m
Garage	5.80m x 3.23m	Shed	3.03m x 3.08m

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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Located in sought after pocket of Carluke yet close to Carluke Town Centre and all of its amenities including schooling, shops, supermarkets and train station. This property is ideally situated for commuting to Glasgow and Edinburgh via bus, rail and the M74 and M8 motorways.

Independent Estates are delighted to welcome to the market this deceptively spacious detached family villa. The property has been upgraded and immaculately maintained by current vendors offering walk in contemporary accommodation.

Entrance to property via side facing upvc door with glass insert leading to reception hallway. Generous hallway with solid wood flooring leads to lounge, dining kitchen, cloakroom wc, carpeted staircase and storage cupboard. Spacious front facing lounge with two window formations and solid wood flooring. Rear facing family dining/kitchen comprising range of base and wall mounted contemporary units, ample solid beech work surfaces, integral appliances, double oven, five burner gas hob and extraction unit. The kitchen boasts formal dining area and two rear facing window formations. Access to private rear garden is also provided via upvc door with glass insert. Side facing recently upgraded cloakroom wc comprising low flush wc, wash hand basin, partially tiled walls, heated towel rail and tiled flooring.

Side facing carpeted upper landing with decorative timber balustrade gives access to four bedrooms, family bathroom and loft hatch. Bedroom one is front facing with fitted carpet. Bedroom two is rear facing with fitted carpet. Bedroom three is again rear facing with fitted carpet. Bedroom four is front facing with fitted carpet. Side facing family bathroom comprising four piece suite including low flush wc, wash hand basin, bath, shower cubicle with power shower, tiled walls and tiled flooring.

The property boast full gas central heating, double glazing and security alarm throughout. Front garden is mainly laid to decorative gravel with mono block paving. Mono blocked driveway to side providing ample off street parking and leading to detached single garage with roller door, electricity and lighting supplied. Private recently re-landscaped rear garden with raised decorative borders, lawn and decorative paved patio.



Offers Over £190,000