





Carluke

1 Blenheim Court Carluke ML8 4RB

Independent Estates



Directions

Traveling from roundabout at beginning of Carnwath Road Carlisle take your fourth right into Cameronian Drive. Take first right into Blenheim Court and the property is situated on your left 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 | 1.08m x 2.22m | Lounge Dining | 4.38m x 5.72m |
| Kitchen | 3.00m x 2.70m | Half Landing | 2.05m x 1.05m |
| Bedroom One | 2.68m x 4.35m | Bedroom Two | 3.00m x 3.26m |
| Shower Room | 1.86m x 2.02m | | |

Offices

55 High Street, Carlisle, Lanarkshire ML8 4AJ Telephone 01555 759777 email carlisle@independentestates.com

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Located in a popular area of Carlisle and close to Town Centre amenities including health, leisure, supermarkets and transport links including bus and rail network. This property is ideally situated for commuting to Glasgow and Edinburgh via the M74 and M8 motorways.

Independent Estates are delighted to welcome this semi detached villa situated within sought after locale. The property offers generous accommodation arranged over two levels comprising: Entrance to property via front facing upvc door with glass insert leading to entrance hallway with front facing window and lino wood effect flooring. The hallway leads to lounge and carpeted staircase. Spacious front facing lounge with picture window and fitted carpet. The lounge gives access to formal dining area and fitted storage. Formal dining area with fitted carpet enjoys views over rear garden and paved patio via patio doors. Rear facing quality fitted kitchen comprising range of base and wall mounted units, ample work surfaces, partially tiled walls, integral fridge/freezer, lino flooring and rear facing half glazed upvc door.

Carpeted upper landing with side facing window gives access to two double bedrooms, shower room and loft hatch. Bedroom one is front facing with fitted carpet and walk in storage cupboard. Bedroom two is rear facing with two fitted storage cupboards and fitted carpet. Rear facing shower room comprising low flush wc, wash hand basin and double shower cubicle, heated towel rail and lino flooring.

The property boasts full gas central heating and double glazing throughout. Front garden is mainly laid to lawn with decorative border. Paved and gravel driveway to side leading to detached single garage with up and over door, electricity and lighting. Large rear garden is mainly laid to lawn and includes paved patio, decorative matured planting, timber garden shed and timber fencing.



Offers Over £114,000