





Carluk

10 Hillhead Avenue Carluk ML8 4EL

Independent Estates



Directions

From roundabout at top of Chapel Street take third exit onto Cairneymount Road. Continue and take your third left into Hillhead Avenue and the property is situated on your right.

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

Outside Entrance	2.10m x 1.05m	Entrance Hallway	4.37m x 0.96m
Lounge	3.80m x 4.75m	Kitchen	3.78m x 2.74m
Bedroom One	3.79m x 3.04m	Bedroom Two	3.57m x 3.05m
Shower Room	3.05m x 1.85m		

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.

Situated within popular Carluke area. The property gives easy access to all of Carluke amenities and transport links as well as motorway networks M74 and M8.

Independent Estates welcome to the market this lower cottage flat ideal for the first time buyer or indeed investor. Accommodation comprising: Entrance to property via side facing upvc door leading to entrance vestibule with fitted carpet and storage cupboard. Entrance hallway with fitted carpet leads to all compartments including fitted storage cupboard. Spacious front facing lounge with feature fireplace incorporating living flame gas fire, fitted storage and carpet. Rear facing fitted kitchen comprising range of base and wall mounted units, ample work surfaces, partially tiled walls, electric oven, gas hob, extractor and lino flooring. The kitchen gives access to rear garden via rear facing half glazed upvc door.

Bedroom one is front facing with fitted storage and carpet. Bedroom two is rear facing with fitted storage suite and carpet. Rear facing shower room comprising low flush wc, wash hand basin, shower cubicle, fully tiled walls and lino flooring.

The property boasts full gas central heating and double glazing throughout. Large rear garden providing lawn area, large paved patio and timber fencing.



Offers Over £54,000