

77 Goremire Road

CARLUKE, SOUTH LANARKSHIRE, ML8 4PF



**THIS PROPERTY
IS SUBJECT TO A
BUYER'S PREMIUM**



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Excellent three-bed detached home, absolutely walk-in condition, nestled in a quiet street, large driveway, great gardens



We are delighted to bring to the market this fantastic three-bed detached property. Set in a popular family-friendly street of beautiful family homes. This delightful and charming property has been thoughtfully designed with 3 bedrooms and 3 bathrooms and offers a great place to come home to.

THE LOUNGE/DINER



The upgraded accommodation comprises a bright and spacious lounge/diner, which given its shape would suit a range of furniture configurations. The design of the space affords plenty of room for a dining table and the room benefits from an abundance of natural light.



THE KITCHEN

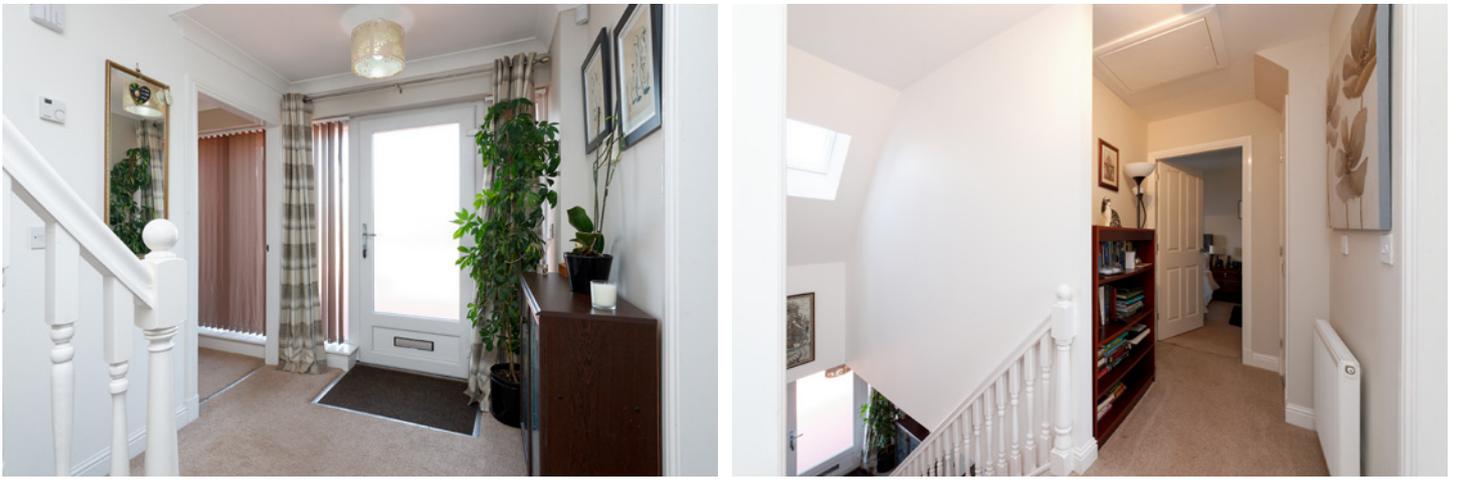


The spacious white kitchen makes a fantastic hub around mealtimes. It's perfect for the home, finished in a range of sleek fitted units, with a hob, electric oven and ample space for an integrated washing machine, dishwasher and fridge freezer. It's evident this is a well-equipped space for any chef to serve up a marvellous meal.

Further accommodation on the ground floor includes the third bedroom, which is a great size and benefits from built-in storage and an en-suite shower room. The room is wonderfully bright and the patio doors lead out beautifully to the deck for morning coffee and sunshine.

BEDROOM 3





There are a further two bedrooms in this lovely home, one of which is ensuite and both with ample space for free-standing furniture and built-in storage. There's ample cupboard space throughout the property to help keep everything clutter-free and in its place. The tiled family bathroom is bright and fresh and finished in a white suite with a bath.

THE BATHROOM



BEDROOM 1



BEDROOM 2



The home is kept warm, comfortable and secure via gas central heating and double glazing. The low-maintenance garden areas offer great outdoor space, with the rear garden being both secure and child-friendly. On sunnier days the cool and contemporary deck area offers a great place to relax, unwind and enjoy a coffee or a glass of wine at the end of a hard day. The property currently benefits from a fantastic hot tub which may be available by separate negotiation. Similarly, some furniture items may also be available separately if required.

Parking is off-street to the front aspect on the large mono-blocked drive. This great home would make an ideal buy for so many people or even a great investment property for a smart Buy-To-Let investor.

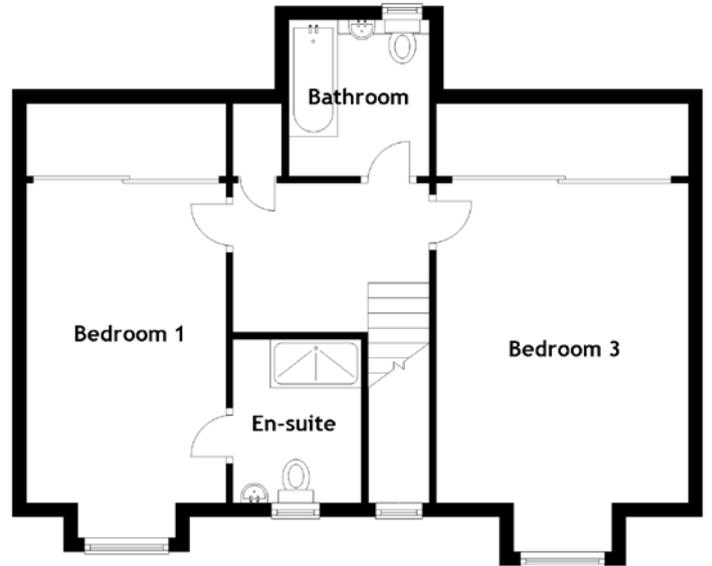
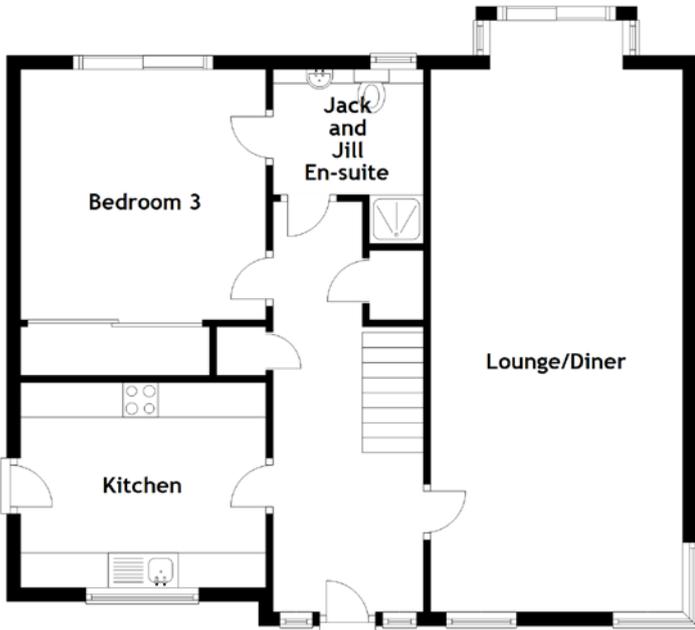
Early viewing is strongly advised for anyone seeking a fantastic family property with loads of appeal, set in a great location.

EXTERNALS





FLOOR PLAN, DIMENSIONS & MAP



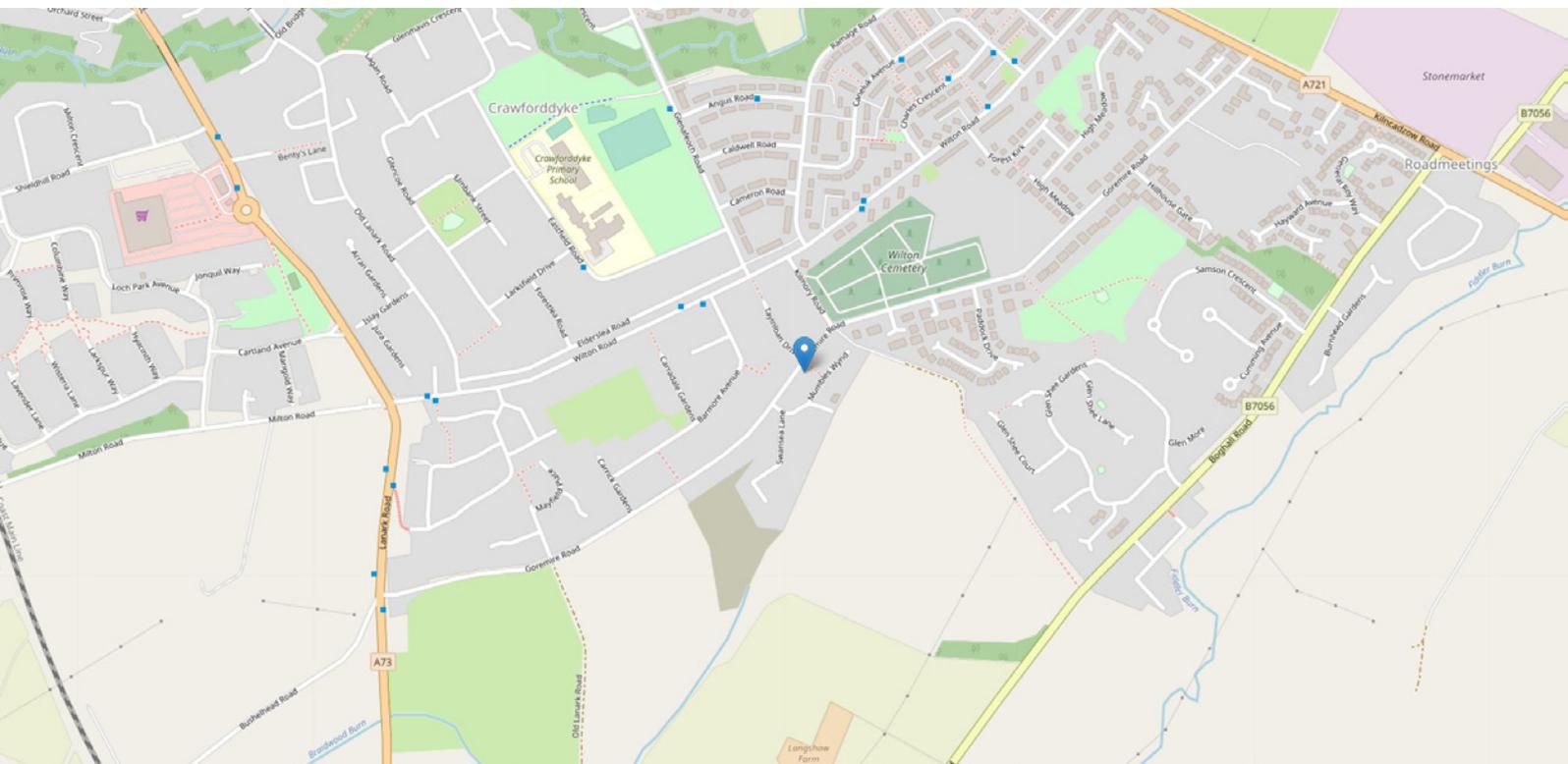
Approximate Dimensions (Taken from the widest point)

Lounge/Diner	8.51m (27'11") x 3.60m (11'10")
Kitchen	3.50m (11'6") x 2.95m (9'8")
Bedroom 3	3.60m (11'10") x 3.50m (11'6")
Jack and Jill En-suite	2.15m (7'1") x 2.00m (6'7")
Bedroom 1	5.10m (16'9") x 2.90m (9'6")
En-suite	2.35m (7'9") x 1.70m (5'7")
Bedroom 2	5.30m (17'5") x 3.60m (11'10")
Bathroom	2.25m (7'4") x 2.00m (6'7")

Gross internal floor area (m²): 131m²
EPC Rating: C

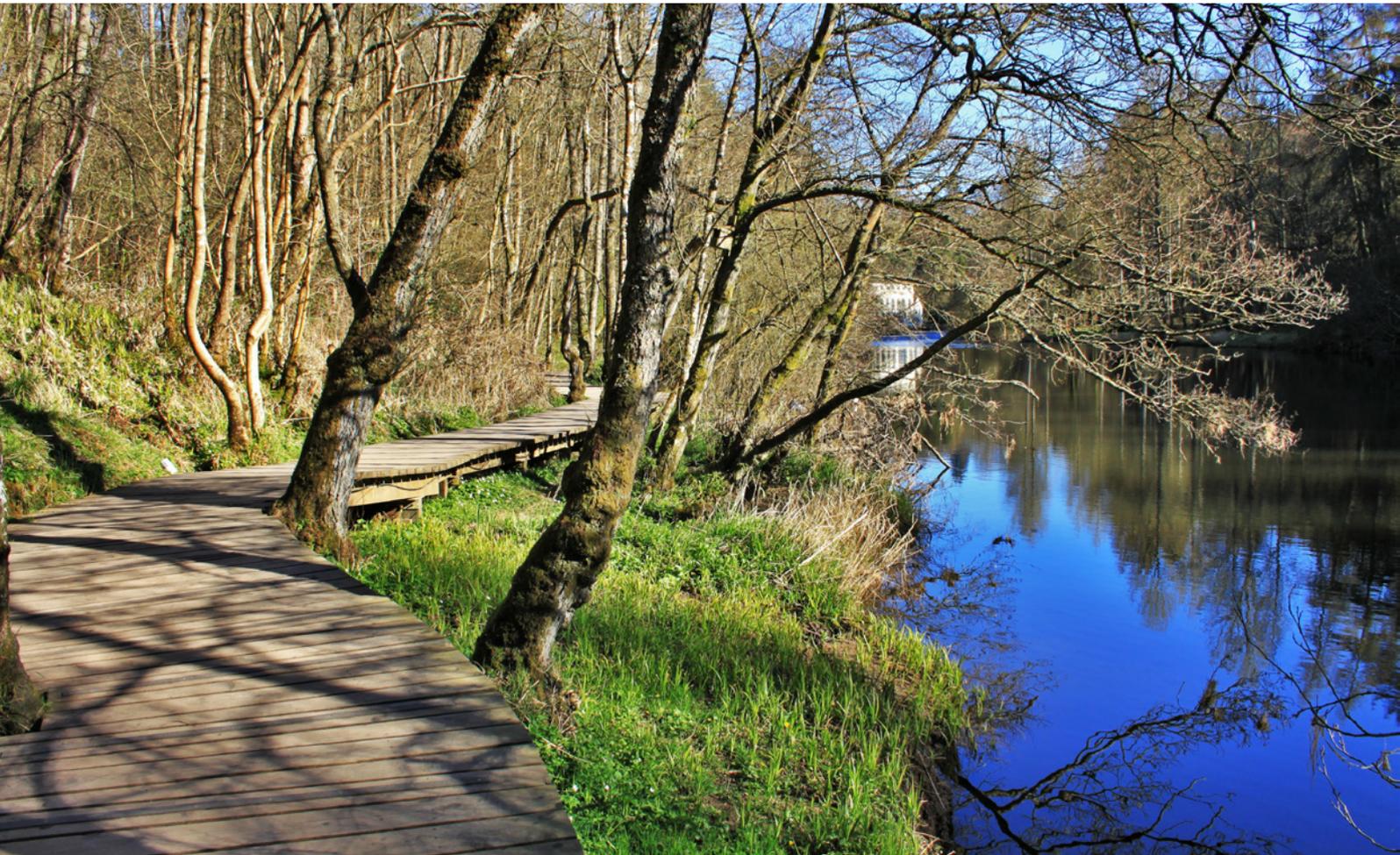
Buyer's Premium Value: £3900.00

Extras (Included in the sale): The property currently benefits from a fantastic hot tub which may be available by separate negotiation. Similarly some furniture items may also be available separately if required.



THE LOCATION

The scenic town of Carlisle is a very popular place to live and commute from, with great schools and plenty of amenities nearby. With an eighteen-hole golf course, good access to the Scottish Borders and Clyde valley and excellent walks for the outdoor enthusiast including Tinto Hill and the Falls of Clyde.





Carluke is much favoured particularly for those requiring good transport links and easy access to Glasgow and Edinburgh. Edinburgh City is only a thirty-minute drive away, giving good access to all of east-central Scotland. The M74 is also only a fifteen-minute journey time, giving good access to Glasgow and the West of Scotland. All in all, this property is ideally situated for any commuter to either Edinburgh or Glasgow.



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