




McEwan Fraser Legal

Solicitors & Estate Agents

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50 Glen Shee Gardens

CARLUKE, SOUTH LANARKSHIRE, ML8 4RR

50 GLEN SHEE GARDENS

THE LOCATION

Carlisle's facilities and amenities included a newly built high school and primary schools, newly built health centre and also newly opened Tesco store. There is also a lovely 18-hole golf course and there is good access to the Scottish Borders and the Clyde Valley, providing excellent walks for the outdoor enthusiast at Tinto Hill and the Falls of Clyde. Carlisle is much favoured particularly for those requiring good transport links and easy access to Glasgow and Edinburgh.

With the Edinburgh City Bypass is only a thirty-minute drive and the M74 is only a fifteen-minute journey this property is ideally situated for the commuter to either Edinburgh or Glasgow.



High Hill Primary School, Market Street





THE PROPERTY

We are delighted to offer for sale this three bedroom, detached villa, presented to the market in truly walk-in condition. Great emphasis has been placed on the creation of easily managed and free-flowing space on a bright and fresh layout.

On entering the home through the entrance hallway, it is immediately apparent that the current owners have meticulously looked after this family home, which is fit for today's modern living. Room usage throughout can be adapted to meet individual purchasers needs and will comfortably provide for a larger family. The property is finished to a high standard throughout and, although of modern design, this substantial home offers spacious apartments similar to those found in traditional builds.

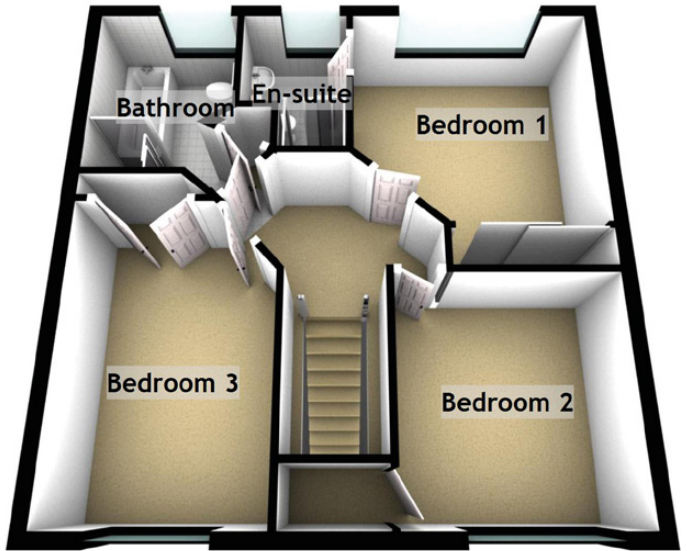
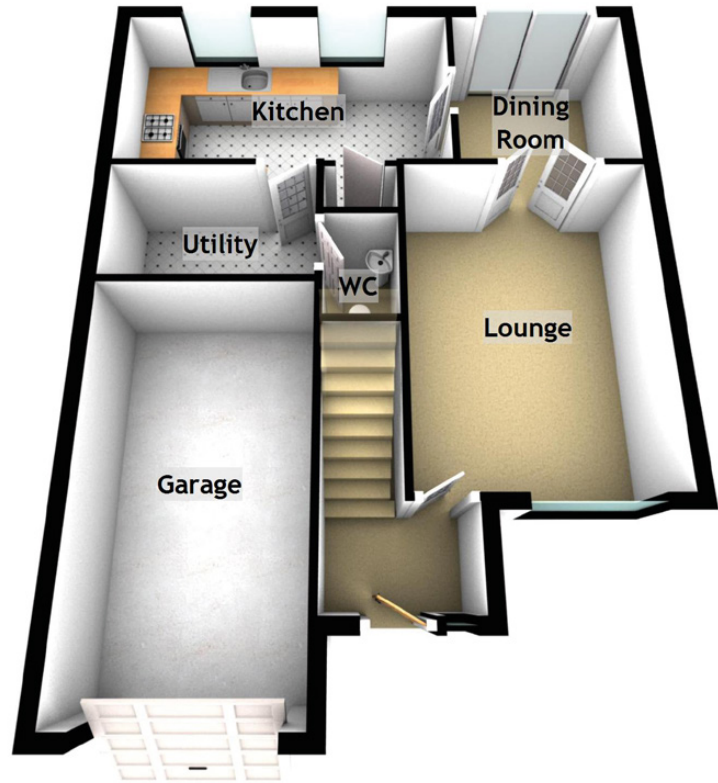
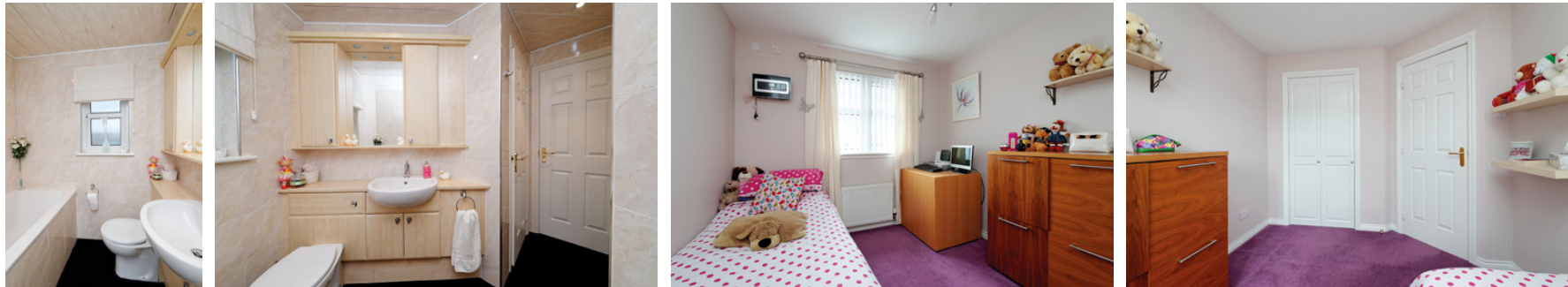
In more detail, the accommodation has a welcoming hallway an immediately impressive formal lounge, which has a range of furniture configurations, with a feature picture window to the front aspect, flooding the room with natural light. Access is gained from here to the dining room which has ample space for a table and six chairs for more formal dining with friends and family. A set of French doors open from here onto a deck in

the rear garden which is a stunning spot to spend a summer's evening entertaining. The kitchen/diner has been beautifully fitted to include a good range of floor and wall mounted units with a striking worktop which provides a fashionable and efficient workspace. It further benefits from storage cupboards, integrated oven, hob and extractor hood, making this the ideal kitchen for an aspiring chef! There is also a large utility room with base and wall units, sink, plumbed for washing machine, WC. and door to the rear garden.

The upper level comprises of three, well-proportioned bedrooms. The master benefiting from an en-suite shower room and fitted wardrobes. The second and third bedrooms also benefit from fitted wardrobes. All of the rooms have ample space for additional freestanding furniture, if required. A contemporary bathroom suite can also be found on this level.

The front garden is laid to lawn and has a driveway which leads to a single garage. The rear garden has a decked, slabbed and grassed areas which are enclosed by a fence and it has a large summer house.





Approximate Dimensions
(Taken from the widest point)

Lounge	4.30m (14'1") x 3.20m (10'6")
Kitchen	4.50m (14'9") x 2.40m (7'10")
Dining Room	2.40m (7'10") x 2.40m (7'10")
Utility	2.70m (8'10") x 1.60m (5'3")
Bedroom 1	3.40m (11'2") x 3.30m (10'10")
En-suite	2.17m (7'2") x 1.50m (4'11")
Bedroom 2	3.30m (10'10") x 2.00m (6'7")
Bedroom 3	3.60m (11'10") x 2.70m (8'10")
Bathroom	2.56m (8'5") x 2.00m (6'7")
WC	1.40m (4'7") x 0.90m (2'11")

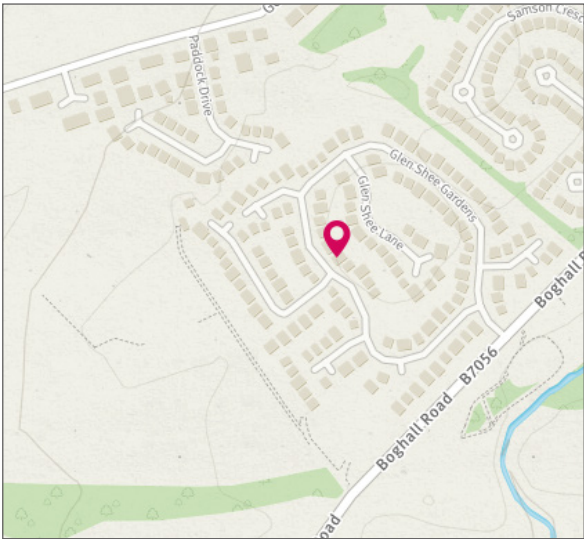
Garage 5.00m (16'5") x 2.70m (8'10")

Gross internal floor area (m²) - 96m²

EPC Rating - C

Extras
(Included in the sale)

All floor coverings, integrated appliances and sun house.






Solicitors & Estate Agents

Part
Exchange
Available



Text and description
SCOTT YULE
Surveyor



Professional photography
CRAIG DEMPSTER
Photographer



Layout graphics and design
ALAN SUTHERLAND
Designer

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