

# 12 Holm Street

CARLUKE, ML8 5BS



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



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*Exquisitely renovated spacious two-bed upper villa flat,  
situated within the ever-popular location of Carluke*



We are delighted to present to the market this spacious, two-bedroom upper villa flat, situated within the ever-popular location of Carluke. The property offers spacious accommodation and would make for an ideal first-time purchase, a sound buy-to-let investment or would be perfect for those considering downsizing.

The apartment has been fully renovated to the highest of standards. It's well-designed to maximise the natural available light to create a modern ambience. Room dimensions are very generous and the accommodation has been arranged to offer flexibility and individuality.

## THE HALL & WC



The property is entered via the spacious vestibule and stairway up to the property. The entrance hall which provides access to all rooms has brand new thick carpets and bright LED lighting. The WC is at the top of the stairs, with a beautiful traditional radiator.



# THE KITCHEN



The kitchen is next which has also been recently upgraded. It benefits from a gas stove, and Bosch oven/grill. The kitchen is fitted with a range of floor and wall mounted units and a contemporary worktop, the perfect place for any aspiring chef.



The living space is massive too, with a beautiful bay window and fireplace, it gives the house a really cosy feel.

# THE LOUNGE





There are two generous-sized bedrooms with plenty of space for free-standing furniture if required. The fully-tiled bathroom is incredible! With a waterfall shower and deep bath, perfect for relaxing after a long day.

# THE BEDROOMS



# THE BATHROOM





Externally, the villa has been freshly painted with a beautiful finish, the garden to the rear is communal with a shared drying area. The property also includes free on-street parking, central heating and double-glazing throughout to ensure a warm, yet cost-effective, living environment all year round.

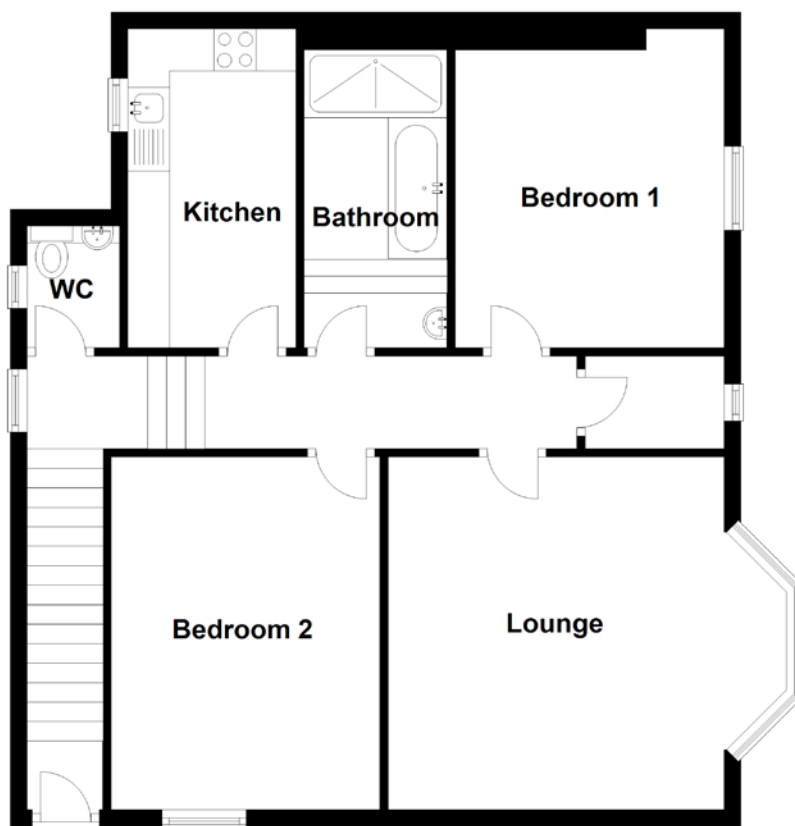
The current owners have gone to great expense upgrading this flat to make it the ideal home for any discerning buyer, it is in truly walk-in condition and certainly ticks every box. Early Viewing is Highly Recommended.

# EXTERNALS





# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

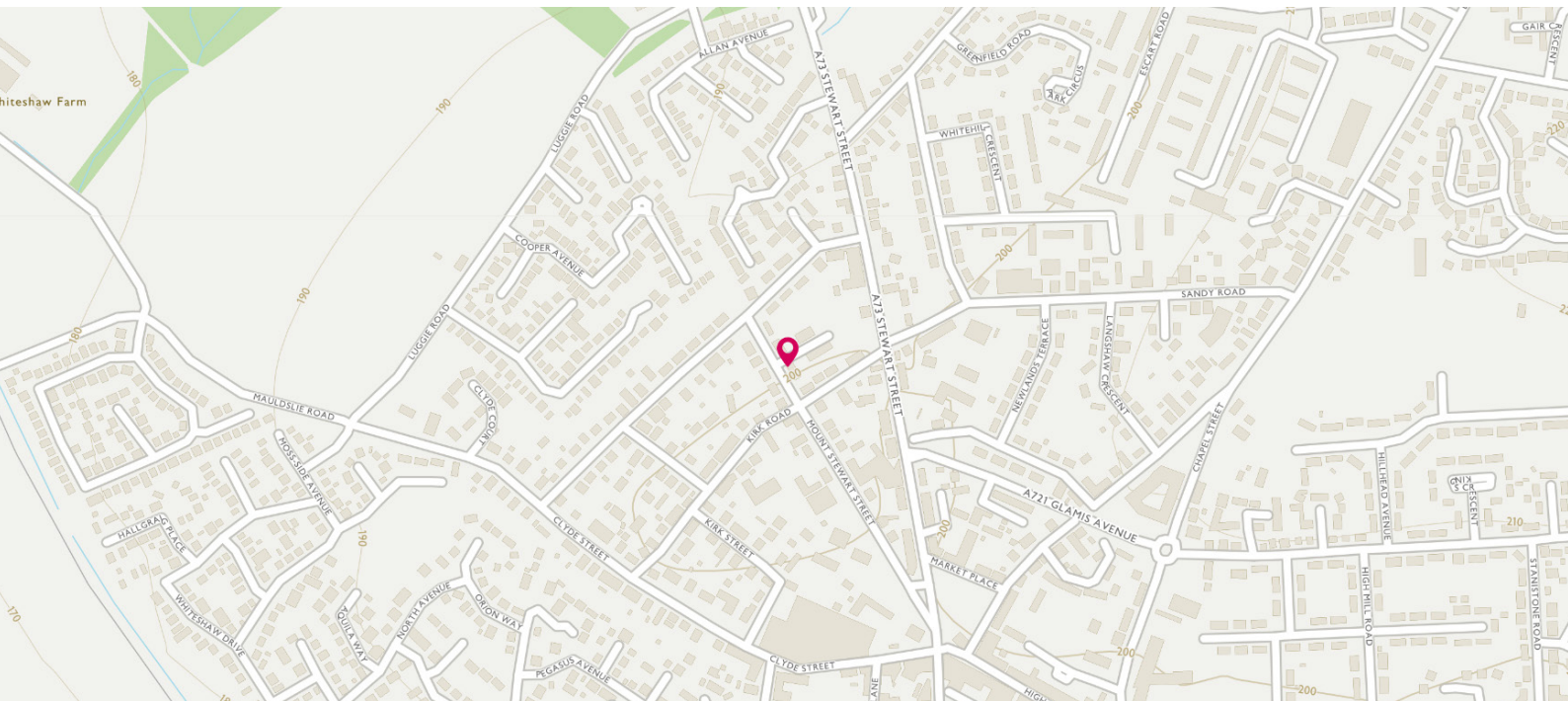
Lounge	5.00m (16'5") x 4.20m (13'9")
Kitchen	3.80m (12'6") x 2.00m (6'7")
Bedroom 1	3.80m (12'6") x 3.20m (10'6")
Bedroom 2	4.20m (13'9") x 3.20m (10'6")

Bathroom	3.55m (11'8") x 1.70m (5'7")
WC	1.45m (4'9") x 1.10m (3'7")

Gross internal floor area (m<sup>2</sup>): 70m<sup>2</sup>

EPC Rating: C

Buyer's Premium Value: £2,500





# THE LOCATION

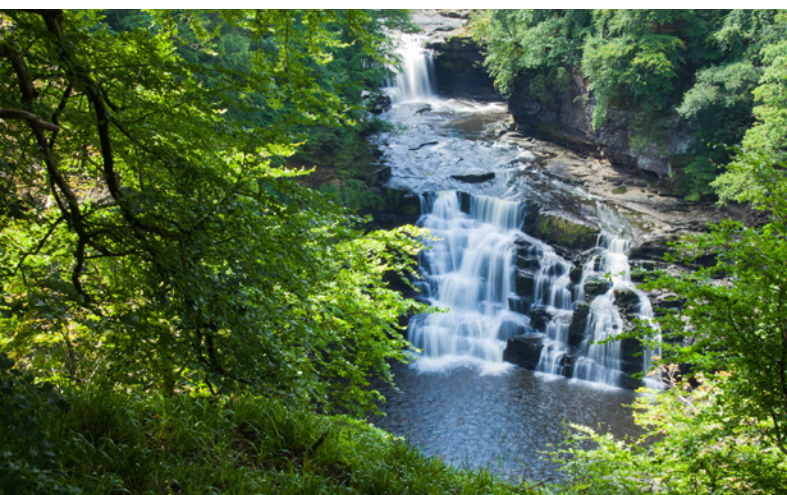
Carluke's a popular place to live and commute from, with great schools and plenty of amenities. There is a lovely eighteen-hole golf course and also good access to the Scottish Borders and the Clyde valley, providing excellent walks for the outdoor enthusiast including Tinto Hill and the Falls of Clyde.







Carlisle is much favoured particularly for those requiring good transport links and easy access to Glasgow and Edinburgh, rural yet not isolated feel and value for money. Edinburgh City Bypass is only a thirty-minute drive away, giving good access to east-central Scotland. The M74 is only a fifteen-minute journey giving good access to Glasgow and the West of Scotland. In all, this property is ideally situated for the commuter to either Edinburgh or Glasgow.



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