



Heather Row

Carlisle, ML8 5EG

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Heather Row
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Bungalow

4 Bedrooms
2 Receptions
2 Bathrooms



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KEY FEATURES

- Rarely available extended detached bungalow with conservatory
- Located in a quiet, highly sought after cul-de-sac on the outskirts of Carlisle
- Spacious and bright lounge with feature fireplace and dual aspect windows
- Brand new fitted kitchen with matt grey units, tiled splashback, and space for dining; and a utility room
- Separate dining room
- 4 large bedrooms, including an impressive master suite
- Recently refitted ensuite shower room and main bathroom, both of which are fully tiled and absolutely stunning!
- Brand new combi boiler installed; fully rewired and certified; freshly painted; and many new floor coverings
- Monoblock driveway and large double detached garage with electric doors, workshop/annexe, and side door entry
- COUNCIL TAX BAND: E - EPC RATING: D



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Heather Row, Carluke, ML8 5EG

Move On are delighted to present to the market this larger style, 4 bedroom extended detached bungalow in Carluke - Heather Row.

This lovely home has spacious living accommodation all on the ground level and features : A great sized lounge with feature fireplace, plush new carpeted flooring, neutral decor and dual aspect windows; a lovely bright dining room; gorgeous brand-new kitchen with matt grey units, contrasting worktops, tiled splashback, integrated appliances, and further space for dining; separate utility room; an impressive main bedroom with fitted storage and patio doors looking out to the rear garden; 2nd bedroom, with fresh, neutral decor; recently refitted 4-piece ensuite bathroom; 2 further bedrooms; a stylish and new fully tiled shower room; and a well-appointed conservatory with both heating and an air conditioning fan. The property has just been fully rewired; had new loft and wall insulation fitted; repainted throughout; many new floor coverings; a brand new combi boiler provides gas central heating; and there is double glazing.

Externally the property has fully landscaped & mature gardens all round - the front is mostly laid to lawn with a shrub border, and the south facing rear garden has a large, paved patio area, lawn, raised flower beds, space for greenhouses & garden sheds, and has complete privacy thanks to its superb plot position. There is a monoblock driveway with parking for several cars and a large double detached garage with an annexe/workshop area at the rear, which has a side door entry, and electric doors.

Heather Row is a highly sought after residential pocket in Carluke, with just 6 properties in the cul-de-sac that rarely become available for sale. The property is handily placed for commuting - with Carluke town centre offering a wide range of shops, local retailers, public houses, leisure centre and supermarkets, as well as a train station which connects to Glasgow and Edinburgh. Nearby towns include Lanark and Wishaw. For those commuting by car, the M74 and M8 are within easy reach

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ROOM MEASUREMENTS

Lounge: 5.40m (17' 9") x 4.27m (14' 0")

Kitchen: 5.40m (17' 9") x 3.60m (11' 10")

Utility Room: 3.20m (10' 6") x 1.90m (6' 3")

Dining Room: 5.40m (17' 9") x 3.00m (9' 10")

Bedroom 1: 8.60m (28' 3") x 3.70m (12' 2")

Bedroom 2: 5.30m (17' 5") x 3.00m (9' 10")

Ensuite: 3.00m (9' 10") x 1.80m (5' 11")

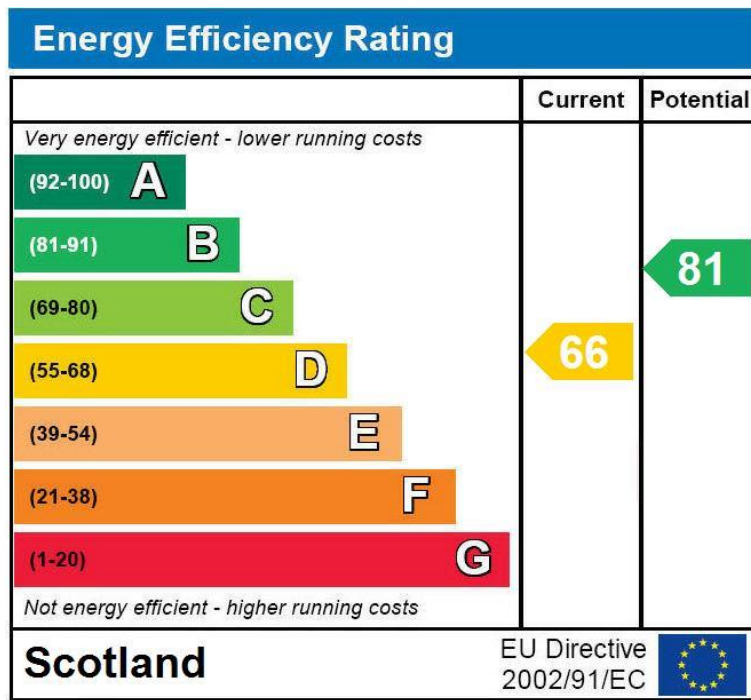
Bedroom 3: 3.76m (12' 4") x 3.00m (9' 10")

Bedroom 4: 3.05m (10' 0") x 1.30m (4' 3")

Conservatory: 3.80m (12' 6") x 3.00m (9' 10")



These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the appliances/services have been tested by ourselves. We recommend that purchasers arrange for a qualified person to check all appliances/services before legal commitment.

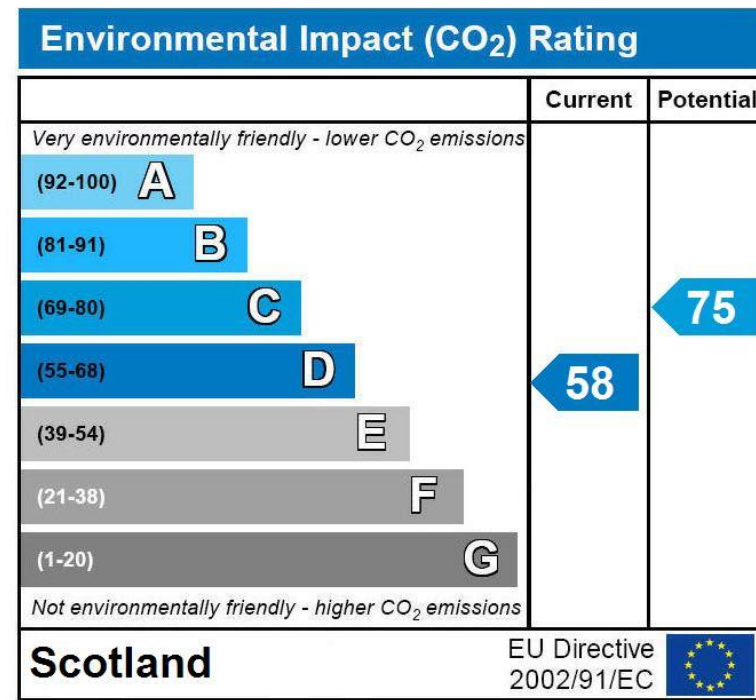


Energy Efficiency Rating

This graph shows the current efficiency of the property, taking into account both energy efficiency and fuel costs. The higher this rating, the lower your fuel bills are likely to be.

The current rating is **band D (66)**. The average rating for EPCs in Scotland is **band D (61)**.

The potential rating shows the effect of undertaking all of the improvement measures listed within the Energy Performance certificate recommendations report.



Environmental Impact (CO₂) Rating

This graph shows the effect of the home on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.

The current rating is **band D (58)**. The average rating for EPCs in Scotland is **band D (59)**.

The potential rating shows the effect of undertaking all of the improvement measures listed within the Energy Performance certificate recommendations report.

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