



RESIDENCE

43 Toftcombs Avenue, Stonehouse, ML9 3QY

www.residenceestateagents.co.uk



Viewing by appointment with Residence Strathaven

T: 01357 572222 | E: strathaven@residenceestateagents.co.uk | A: 3 Bridge Street, Strathaven, ML10 6AN





4 Bedrooms | 2 Public Rooms | 3 Bathrooms

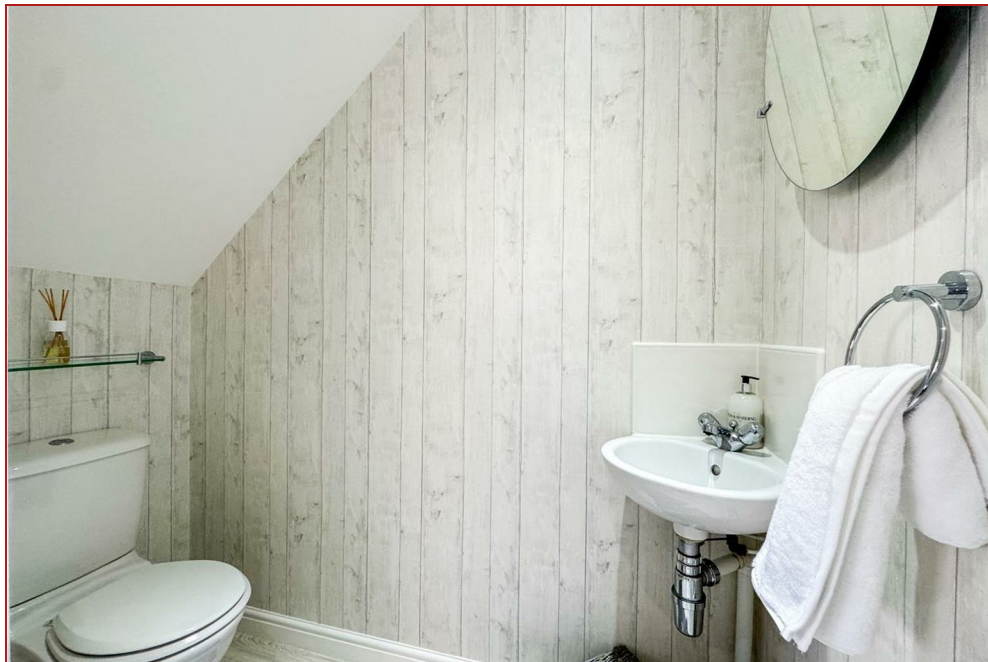
A truly stunning, extended and modernised four-bedroom family home situated in a highly sought-after area of Stonehouse. The bright and spacious property is set on a generous plot towards the end of a quiet cul-de-sac and offers versatile living spaces across two levels.

The private driveway can accommodate multiple vehicles for off road parking and provides access to a spacious internal garage. The rear private garden benefits from excellent natural sunlight with unrestricted views over the countryside and a large, decked area which can be accessed from the main lounge through large bi-fold doors, perfect for outdoor entertaining and relaxation.

Internally, the home welcomes you with a spacious reception hallway, leading to bright and airy front facing dining room that could be utilised as a downstairs bedroom/tv room or office, modern WC, utility room with side access to the property and the true heart of the home is the stunning extended lounge/kitchen/entertaining area that features a lovely modern kitchen with built in appliances, breakfast bar island, media wall, free standing log burner, velux windows and elegant bi-fold doors.

Upstairs, there is four spacious bedrooms, the master with its own modern en-suite. The family bathroom is a contemporary four-piece suite that features a beautiful free standing bath tub completing the upper level.

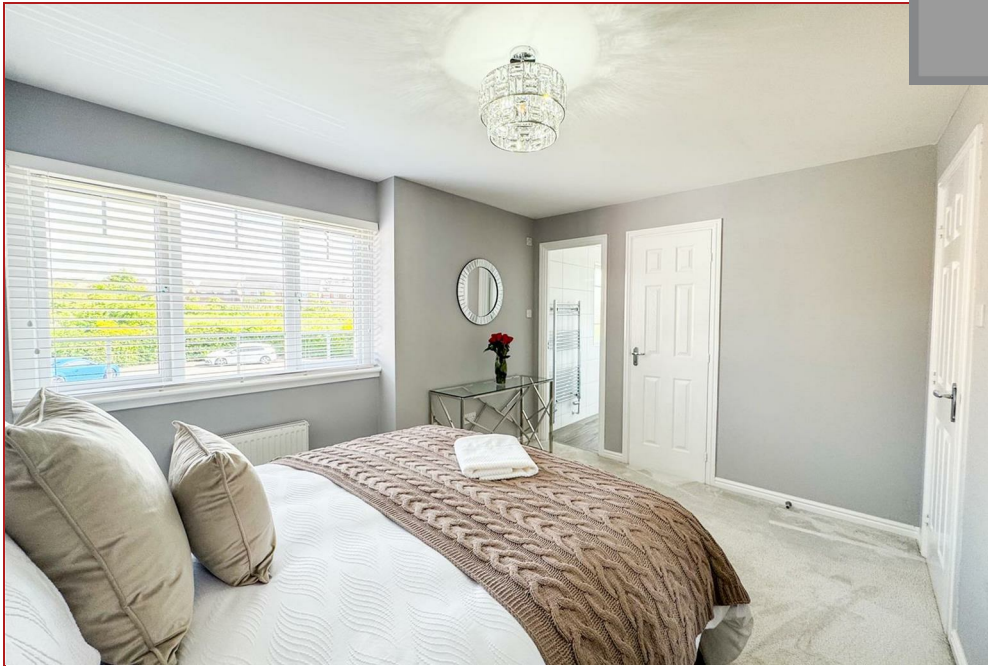
Stonehouse is a popular semi-rural village set just a short distance from the nearby M74 motorway link thus making it a popular location for those who commute. The village itself has several high street shops and also a choice of bars whilst nearby Larkhall provides a more comprehensive range of shops and supermarkets. Hamilton town centre is also just a short distance away providing some excellent leisure facilities such as golf courses, gymnasiums and swimming pools.



sq ft | EER = C



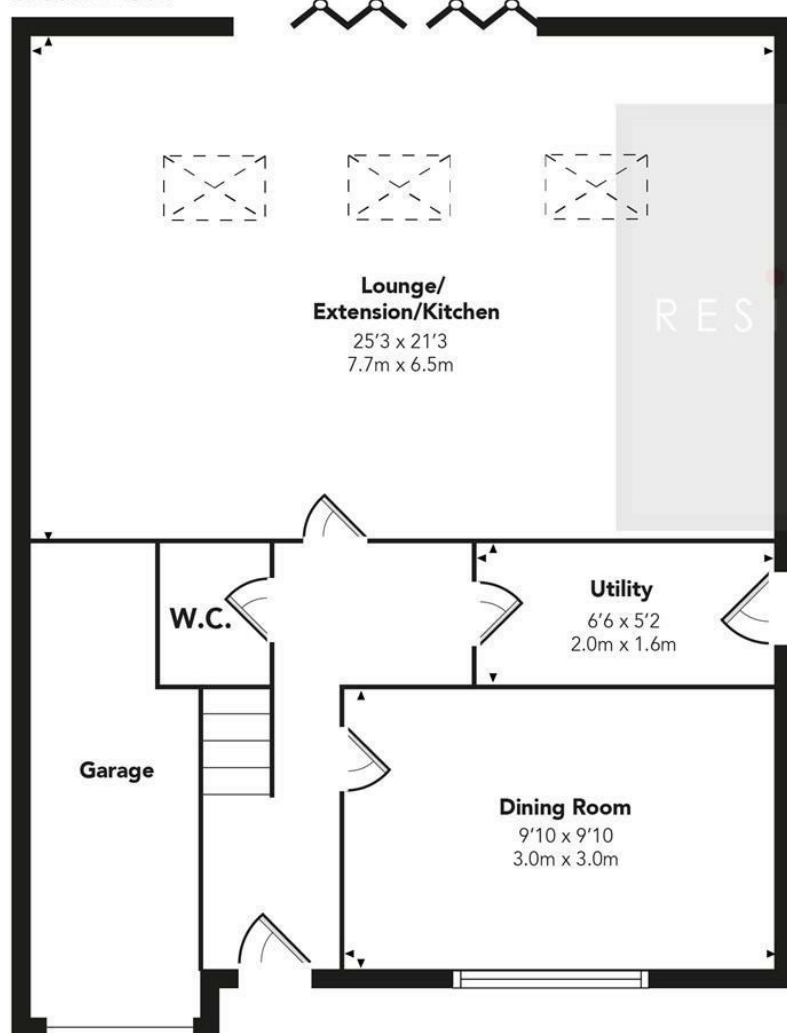
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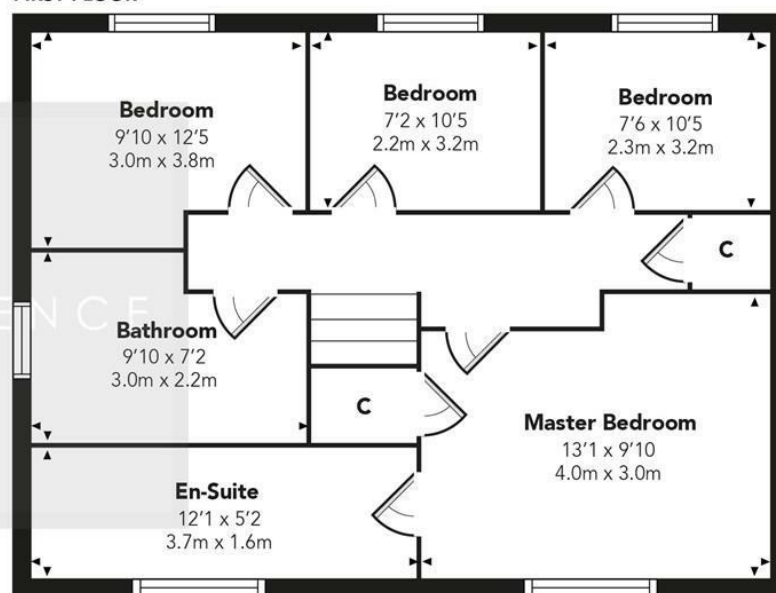


Toftcombs Avenue

GROUND FLOOR



FIRST FLOOR



Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements.

Produced by Plush Plans Ltd

We believe these details to be accurate; however, they do not form any part of a contract. Fixtures and fittings are not included unless specified in the enclosed. Photographs are for general information and it must not be inferred that any item is included for sale with the property. All distances and measurements are approximate. Floorplans may not be to scale and are for illustration purposes only.