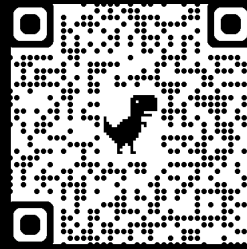


FOR SALE

OFFERS OVER
£255,000



Scan for more information



Kirkmuirhill

Rogerhill Close
ML11 9XP

Council Band E

3 BEDROOM DETACHED BUNGALOW

Popular Location | Living Room | Modern Fitted Kitchen | Three Bedrooms | Utility Room |
Driveway | Garage | GCH / Double Glazing | EPC - C



Arrange a viewing: 01555 661435
www.morisonandsmith.com





Rogerhill Close, Kirkmuirhill, ML11 9XP

Well presented, three bedroom detached bungalow situated in the popular village of Kirkmuirhill just a short drive from the neighbouring town of Lesmahagow. This property offers potential buyers spacious accommodation comprising of; entrance hallway, living room, dining kitchen, utility room, shower room and three double bedrooms. Further benefits include; gas central heating, double glazing, driveway and garage. EPC - C

The property is entered from the front into a welcoming entrance hallway with doors leading to the living room and kitchen.

The generously proportioned living room is located to the front of the property a large double glazed windows to the front providing excellent natural light.

The kitchen is an open plan modern style dining kitchen which offers a good range of base and wall mounted units finished in gloss white with integrated eye line oven, gas hob and extractor hood. There is a large double glazed window positioned to the rear making this room naturally bright.

A convenient utility room is located off the kitchen offering additional storage. A walk-in storage cupboard is also located here providing excellent storage. Across from the utility room is a cloak room and an external door gives access to the rear garden.

The bathroom has been fitted with a white suite comprising WC, wash hand basin in a white vanity unit and an enclosed shower cubicle with a separate bath.

Bedroom one is a well-proportioned room positioned to the rear of the property with a large double glazed window and with two built in cupboards for additional storage.

Bedroom two is positioned to the front of the property with two built in cupboards and a large double glazed window offering plenty of natural light into this room.

Bedroom three is also positioned to the front of the property and has a large double glazed window and built in storage behind mirrors.

Externally to the front a large mono bloc driveway provides off-street parking and access to the garage. To the rear is mostly laid to lawn and the side laid to stone chip with a slabbed pathway.

Living room – 5.35m x 4.45m

Kitchen – 5.46m x 4.29m

Bathroom – 2.17m x 3.17m

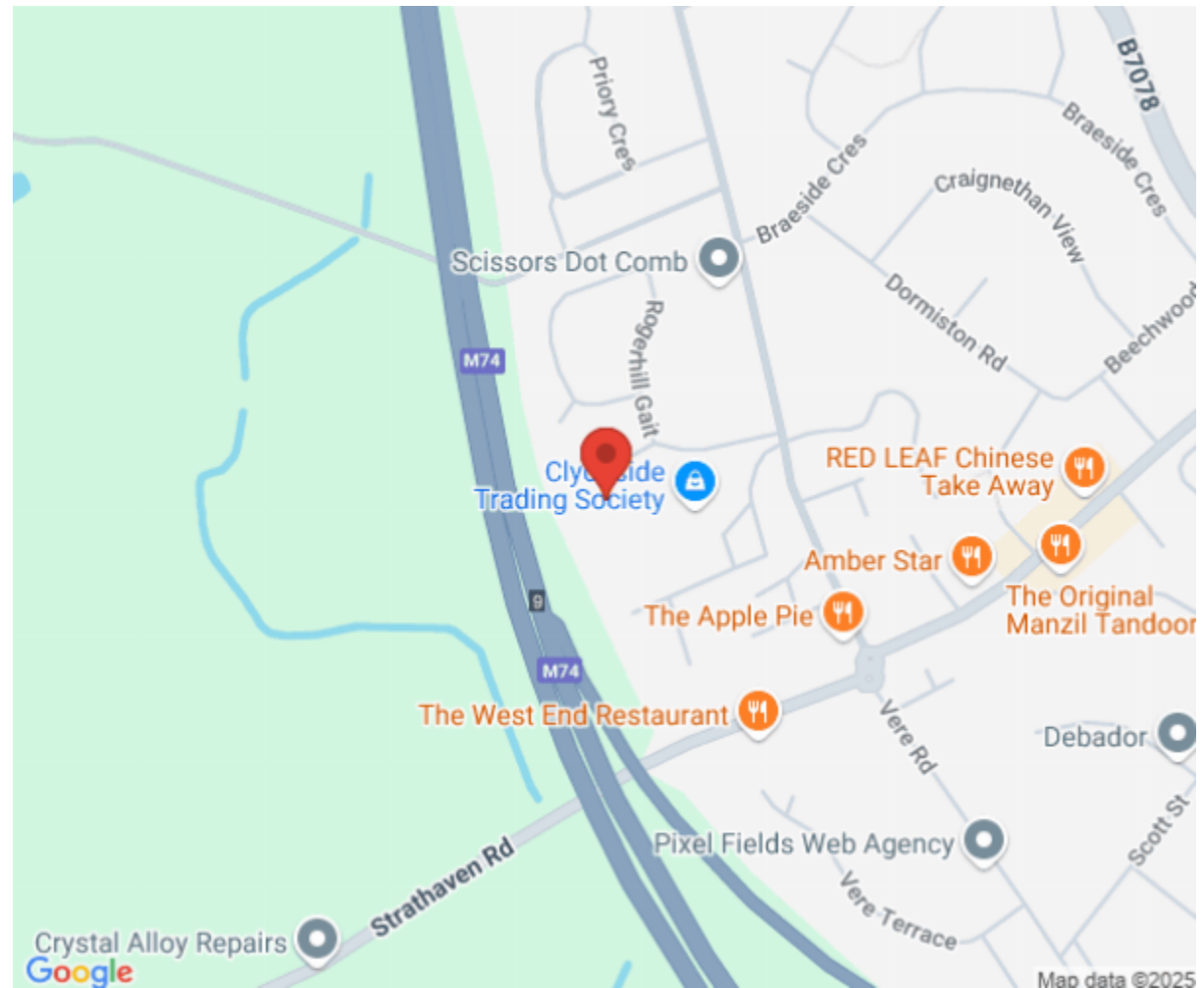
Bedroom – 5.35m x 3.18m

Bedroom – 3.51m x 3.86m

Bedroom – 3.42m x 2.80m

Garage – 4.21m x 7.20m





 **Morison & Smith**
Inc. John R. Muir & Co.
SOLICITORS - NOTARIES - ESTATE AGENTS

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Website: morisonandsmith.com

Disclaimer

Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract on offer, nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital/sonic-measuring device and are taken to the widest point. We have not tested the electricity, gas or water services or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. If there is any part of this that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.