



OFFERS OVER

£225,000

Poplar Crescent,
Hamilton, ML3 7FG

PROPERTY SUMMARY

*****CLOSING DATE THURSDAY 25TH APRIL AT 12PM***** In show home condition throughout, number 18 Poplar Crescent is sure to impress. This immaculate semi-detached modern villa offers flexible accommodation with the option of either three or four bedrooms and enjoys a fantastic position, tucked away towards the end of this popular, family friendly cul de sac.

The immaculately presented accommodation on the ground level comprises; reception hallway, cloaks/wc, generous formal lounge with stylish feature fireplace and electric fire, dining room with French doors leading to rear garden, modern fitted kitchen with integrated appliances, separate utility room with rear access and family/tv room which could alternatively be used as bedroom four.

On the upper level is a recently fitted luxury four-piece bathroom and three bedrooms; the third of which is currently being used as a dressing room.

This lovely family home further benefits from gas central heating, triple glazing and easily maintained landscaped garden to rear with substantial sun deck, chipped area, artificial grass, and Summer house. To the front of the property is a

4



1



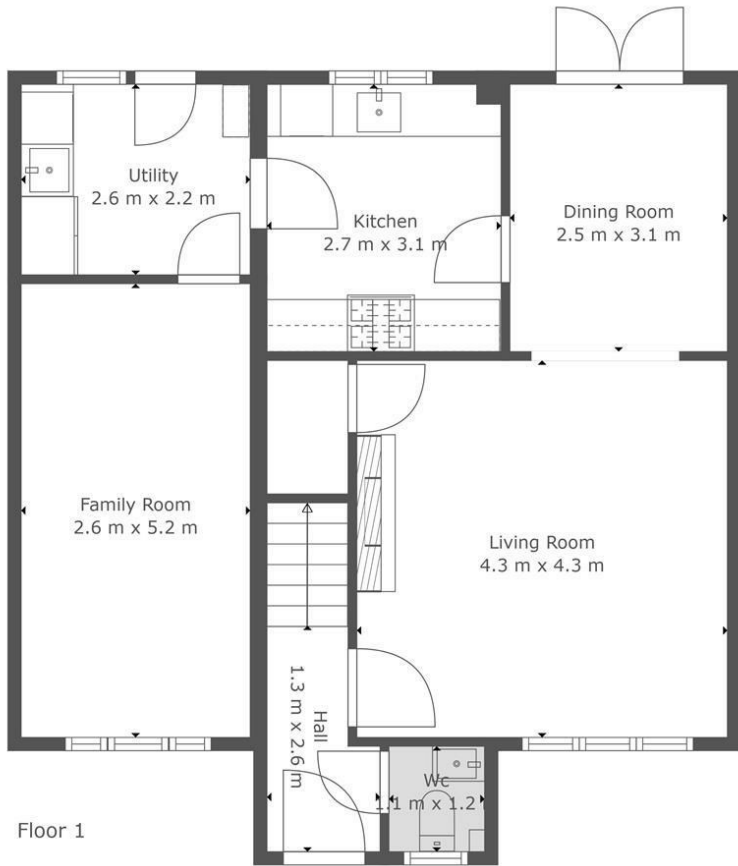
2



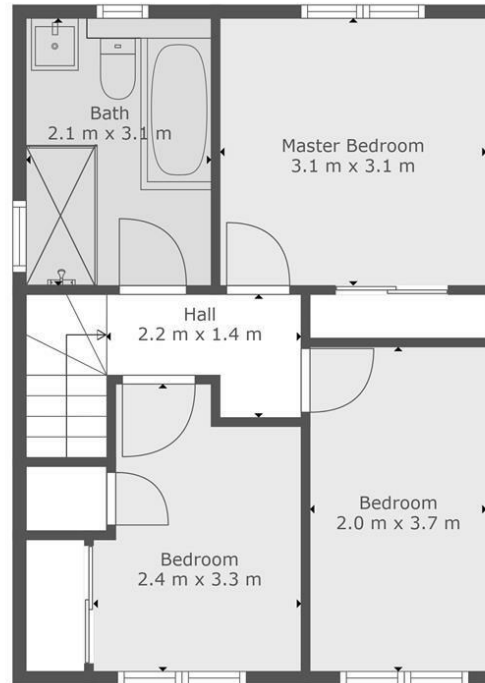








Floor 1



Floor 2



TOTAL: 104 m²
FLOOR 1: 64 m², FLOOR 2: 40 m²

This Floorplan Is Intended To Give An Indication Of The Layout Only.



LOCAL AUTHORITY

South Lanarkshire

TENURE

Freehold

COUNCIL TAX BAND

E

VIEWINGS

By prior appointment only

| Energy Efficiency Rating | | Current | Potential |
|--|--|----------------------------|-----------|
| <small>Very energy efficient - lower running costs</small> | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| <small>Not energy efficient - higher running costs</small> | | | |
| Scotland | | EU Directive 2002/91/EC | |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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