

OFFERS OVER

£149,950

Lockhart Place
Stonehouse, ML9 3NG

PROPERTY SUMMARY

This charming traditional blonde sandstone end-terraced villa has been extensively upgraded to a high standard. The spacious accommodation is light, airy and freshly decorated throughout, ready for a prospective purchaser to move into immediately.

Accessed via an entrance vestibule is the reception hallway complete with original woodwork, original moulded doors, pretty corning and detailed corbels. Off the hallway is the bright, front facing lounge with inset bookcase, newly fitted modern dining size, shaker style kitchen with solid wood worktop, integrated oven, hob and hood and fridge/freezer. To the rear of the kitchen is a separate utility room, cloaks/wc and access to the rear garden.

A lovely turned staircase leads to the upper landing where you will find a double bedroom to the front with bay window, a second double bedroom to the rear and a box room/study. A newly fitted modern fitted three-piece bathroom with over bath shower completes the first floor accommodation.

3



1



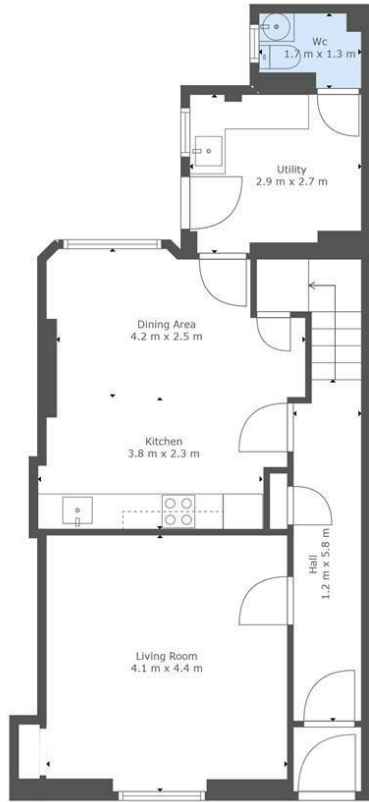
1



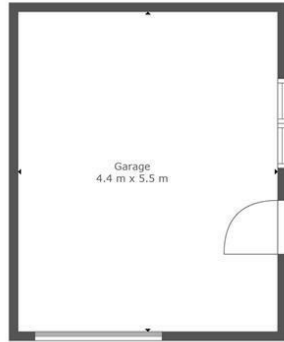




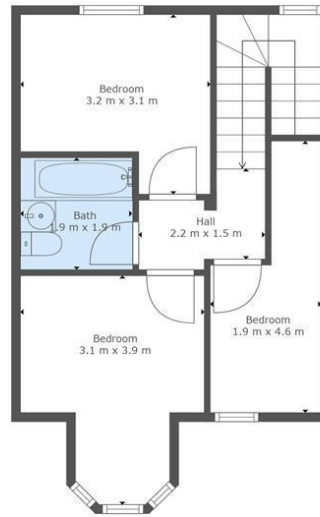




Floor 1



Floor 2



Floor 3



TOTAL: 94 m²
 Below Ground: 61 m², FLOOR 2: 0 m², FLOOR 3: 33 m²
 EXCLUDED AREAS: " ": 13 m², GARAGE: 24 m², LOW CEILING: 5 m²

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



LOCAL AUTHORITY

South Lanarkshire

TENURE

Freehold

COUNCIL TAX BAND

C

VIEWINGS

By prior appointment only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		52	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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



OFFICE ADDRESS

9 Townhead Street
 Strathaven
 ML10 6AB

OFFICE DETAILS

01357 510088
 judithmcgill@cruive-estateagents.co.uk