



OFFERS OVER

£195,000

Weavers Lane
Glassford, ML10 6FP

PROPERTY SUMMARY

Located within the family friendly cul de sac of Weavers Lane in the village of Glassford is this modern detached villa. Benefitting from well-tended, mature gardens; fully enclosed and private to the rear, this nicely presented home is sure to be popular.

At ground level the well-appointed accommodation extends to; reception hallway, cloaks/wc, fitted kitchen with oven, hob and hood, spacious front facing lounge open to dining room with French doors leading to conservatory. This layout of public rooms is ideal for family living. Located on the upper level are three generously proportioned bedrooms; master with en-suite shower room and a three-piece family bathroom with over-bath shower.

This lovely family home further benefits from gas central heating, double glazing, driveway, and well-established gardens. The fully enclosed and very private rear garden is a safe space for children playing and a great area for entertaining with a large patio and sundeck.

Glassford itself is a pretty, semi-rural village located within close proximity to Strathaven, Hamilton and access to the M74.

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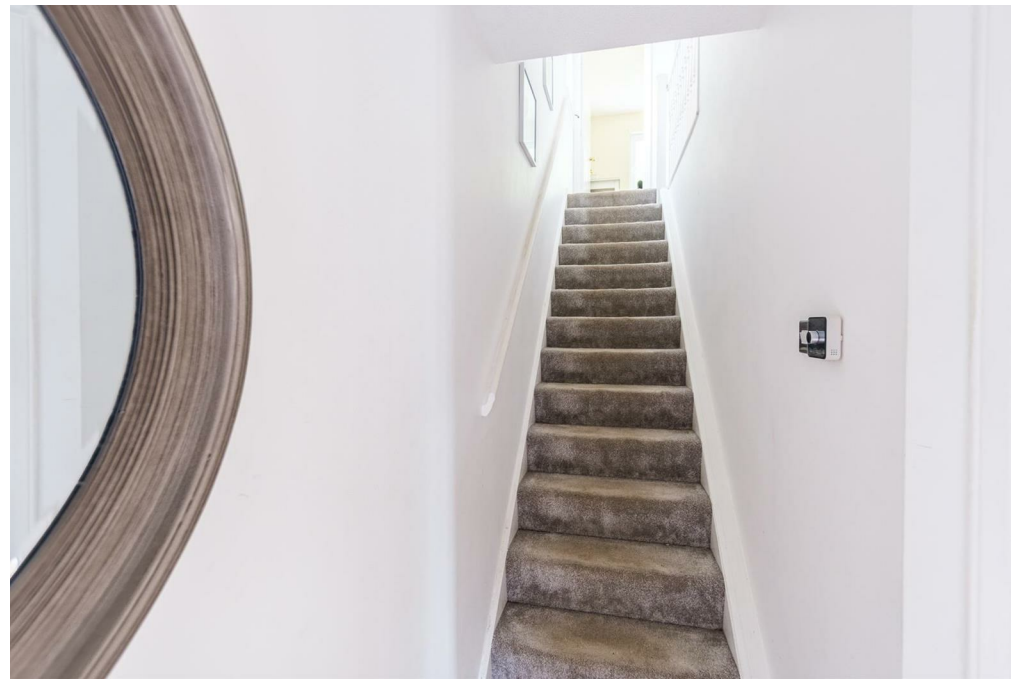
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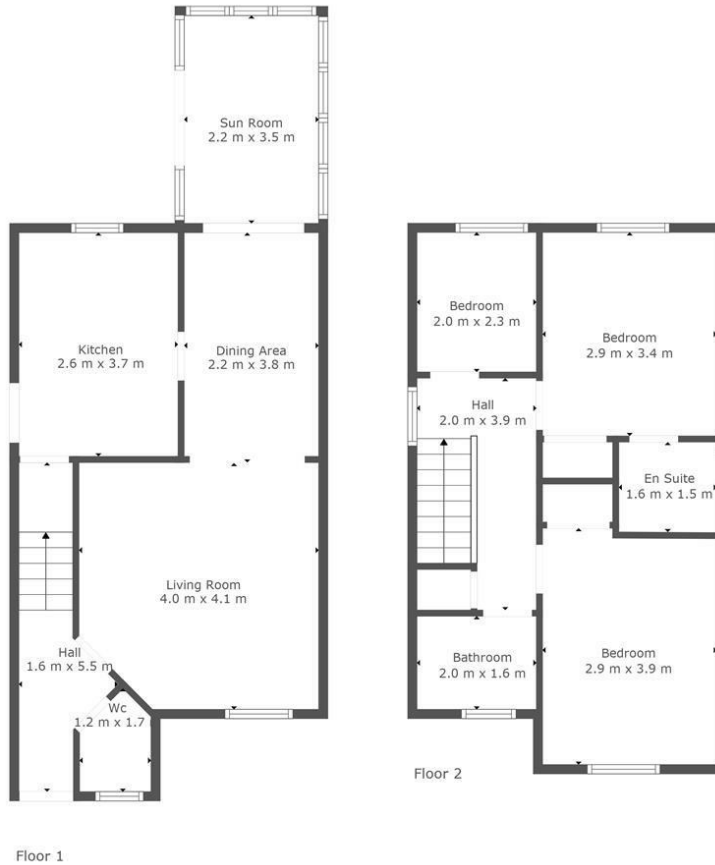
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TOTAL: 85 m2
 FLOOR 1: 43 m2, FLOOR 2: 42 m2
 EXCLUDED AREAS: SUN ROOM: 8 m2

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
<i>Very energy efficient - lower running costs</i>			
(82 plus) A			84
(81-91) B		71	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
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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