



OFFERS OVER

**£399,000**

**Napier Crescent**  
Strathaven, ML10 6XU

## PROPERTY SUMMARY

This stunning Cala 'Bryce' detached villa is perfectly positioned on a generous, level and South facing plot. Beautifully presented both inside and out, this lovely property located only a short distance to Strathaven Academy is a fabulous family home.

Behind the attractive facade, the stylishly presented interior comprises; entrance vestibule, welcoming reception hallway, cloaks/wc, formal front facing lounge, modern fitted dining kitchen with integrated appliances and breakfast bar, open to living/dining area with French doors opening onto the well-tended rear garden. The ground floor accommodation is completed with a separate utility room with access to the integral garage and side garden.

On the first floor is a striking galleried landing giving access to four double bedrooms all with fitted storage and two benefitting from their own en-suite shower rooms. A four-piece family bathroom is also located on the light and airy upper level.

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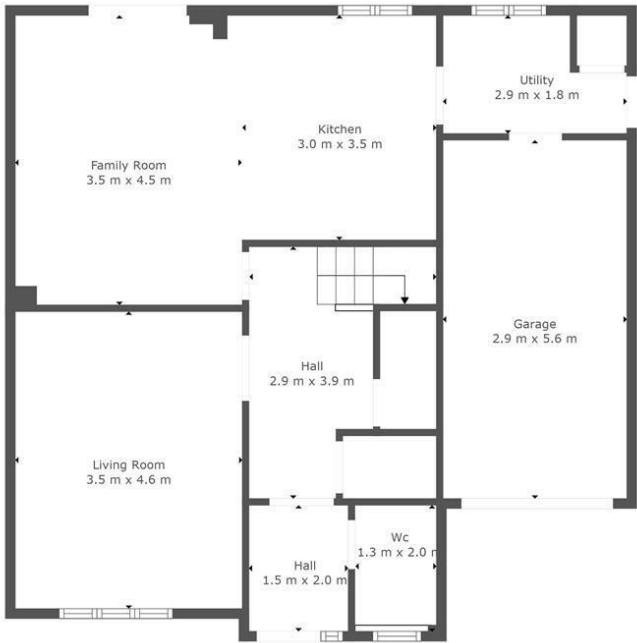
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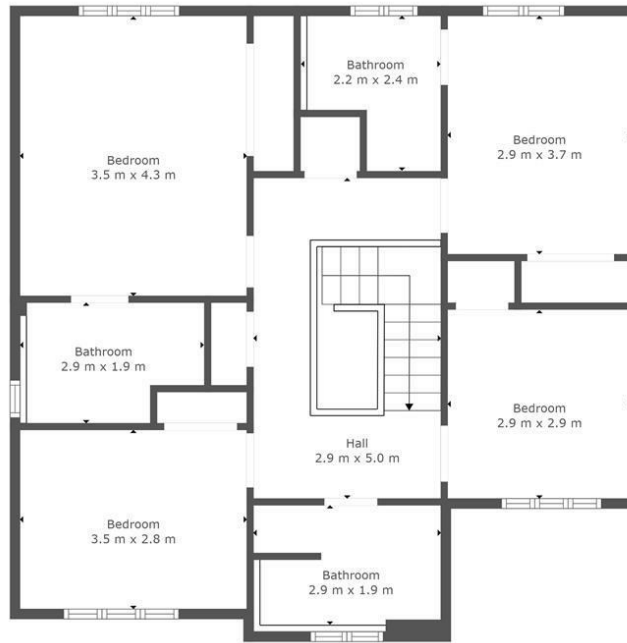








Floor 1



Floor 2



**TOTAL: 151 m2**  
 FLOOR 1: 67 m2, FLOOR 2: 84 m2  
 EXCLUDED AREAS: GARAGE: 16 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) <b>A</b>			
(81-91) <b>B</b>		79	88
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>Scotland</b>		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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