



OFFERS OVER

**£499,000**

**Manse Road**  
Stonehouse, ML9 3NX

## PROPERTY SUMMARY

Commanding prime position within this exclusive gated development is this outstanding modern detached villa. Enjoying the stunning open country views, Number 3 Manse Court has an enviable outlook. Thoughtfully designed, immaculately presented and with a beautiful semi-rural setting, this stunning property will make an exceptional family home.

Upon entering this beautiful semi-rural development via electric gates, a sweeping gravel driveway leads to the property. Constructed to an exacting standard with modern family living in mind, this attractive build has a flexible layout of generously proportioned apartments formed over two levels.

The ground floor accommodation comprises entrance vestibule, broad welcoming reception hallway, front facing lounge, playroom/bedroom five with fitted storage, modern three-piece shower room, utility/laundry room, striking modern fitted kitchen open to substantial living and dining space leading to a large, bright and airy family room to the rear of the property with feature log burning stove and bi-fold doors leading onto patio.

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**LOCAL AUTHORITY**

South Lanarkshire

**TENURE**

Freehold

**COUNCIL TAX BAND**

G

**VIEWINGS**

By prior appointment only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	84	85
(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>		
Not energy efficient - higher running costs		
<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



**TOTAL: 251 m2**  
 FLOOR 1: 141 m2, FLOOR 2: 110 m2  
 EXCLUDED AREAS: GARAGE: 37 m2, PATIO: 24 m2, LOW CEILING: 8 m2

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



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