



OFFERS OVER

£349,000

Napier Crescent
Strathaven, ML10 6XU

PROPERTY SUMMARY

Well positioned towards the end of a quiet cul de sac on the periphery of Strathaven is this elegant Cala villa. Occupying a corner plot with an attractive vantage to the front enjoying views over the directly neighbouring countryside, this stylish home has been impeccably maintained and stylishly presented.

Finished to the high standard associated with Cala and decorated with a tasteful palate, the immaculate apartments are sure to impress. The flexible and well-appointed accommodation comprises; broad and welcoming reception hallway with plenty of light flooding in via the contemporary glazed doors, front facing formal lounge, modern two piece cloaks/wc and formal dining room/bedroom five. Spanning the rear of the property is a high quality modern fitted kitchen open to dining/living area and separate utility room with rear access. This substantial space lends itself perfectly to family living and entertaining. French doors leading onto a generous raised decking area provide an ideal arrangement for al fresco dining.

On the upper level are four well-appointed bedrooms accessed via a bright and airy landing; all four bedrooms have the luxury of built-in storage, two have their own en-suite facilities. Completing the first floor accommodation is a

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LOCAL AUTHORITY

South Lanarkshire

TENURE

Freehold

COUNCIL TAX BAND

G

VIEWINGS

By prior appointment only



Floor 1

Floor 2



TOTAL: 138 m2
 FLOOR 1: 70 m2, FLOOR 2: 68 m2
 EXCLUDED AREAS: GARAGE: 17 m2, " ": 33 m2

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



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(82 plus) A			89
(81-91) B		80	
(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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