

erhive



OFFERS OVER

£110,000

**Kirkstyle Place**  
Glassford, ML10 6TZ



## PROPERTY SUMMARY

Situated on a generous corner plot with well-tended and fully enclosed garden and private parking to the rear is this beautifully presented end of terrace villa. Located within a quiet, child friendly cul de sac in the pretty village of Glassford the property would be perfect for a young family or first time buyers.

The tastefully presented accommodation comprises; reception hallway, front facing lounge, stylish dining size modern fitted kitchen with integrated appliances and large pantry cupboard, sunroom/tv room with French doors opening onto rear garden.

On the upper floor are two well-appointed double bedrooms, master with storage and a modern three-piece family bathroom.

Further benefits of this lovely home are gas central heating, double glazing, driveway and well-maintained gardens, fully enclosed to the rear with lawn and patio areas ideal for outdoor entertaining.

2



1



1



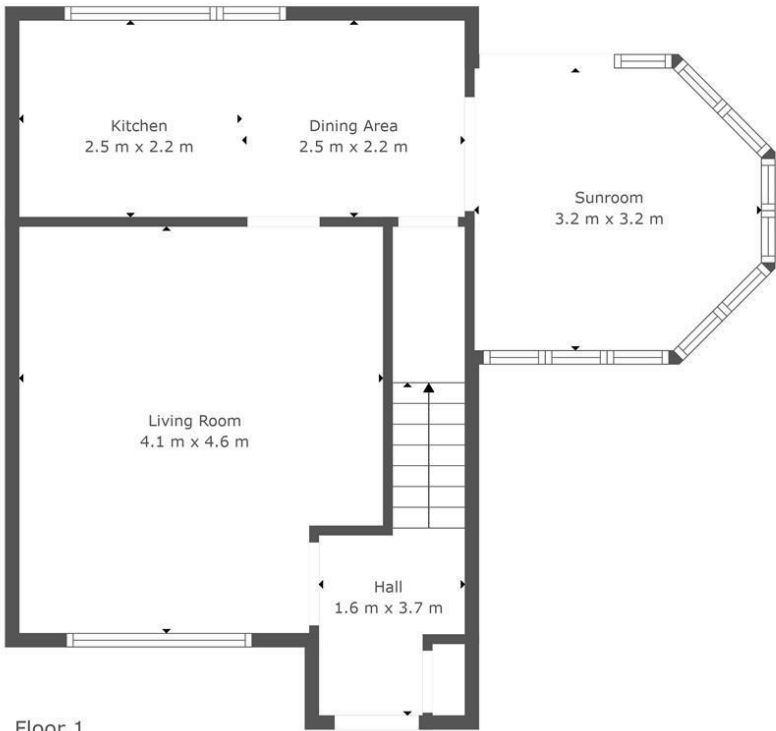




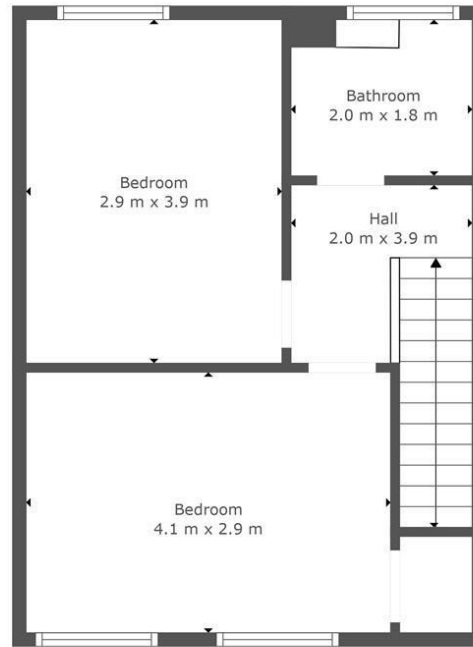








Floor 1



Floor 2



**TOTAL: 81 m<sup>2</sup>**  
 FLOOR 1: 46 m<sup>2</sup>, FLOOR 2: 35 m<sup>2</sup>

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



**LOCAL AUTHORITY**

South Lanarkshire

**TENURE**

Freehold

**COUNCIL TAX BAND**

B

**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>		<b>86</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</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



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