

cruive  
ESTATE AGENTS



OFFERS OVER

£159,000

Jackson Street  
Glassford, ML10 6TQ

## PROPERTY SUMMARY

Set within the semi-rural village of Glassford is this characterful traditional terraced cottage. Overlooking open countryside and with a South facing garden this charming period property will make a beautiful home.

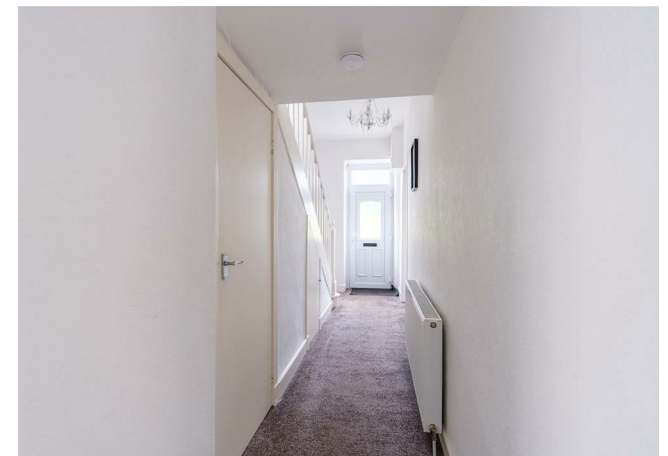
The deceptively spacious accommodation comprises; reception hallway with storage, lounge with feature fireplace, bedroom three/family room also with feature fireplace, internal hallway also with storage and access to rear garden, modern fitted kitchen with oven, hob, and hood and modern three-piece bathroom with over-bath shower.

Located on the middle landing of the turned staircase is a large walk-in wardrobe. On the upper floor there are two good sized bedrooms and another substantial storage cupboard

Further benefits of the property are gas central heating, double glazing and fully enclosed tended gardens with a due South aspect and stunning views across the surrounding countryside.

Glassford itself has a lovely community feel with its own primary school, pub, restaurant, and community hub. There is also a regular bus service to neighbouring Strathaven or Hamilton.

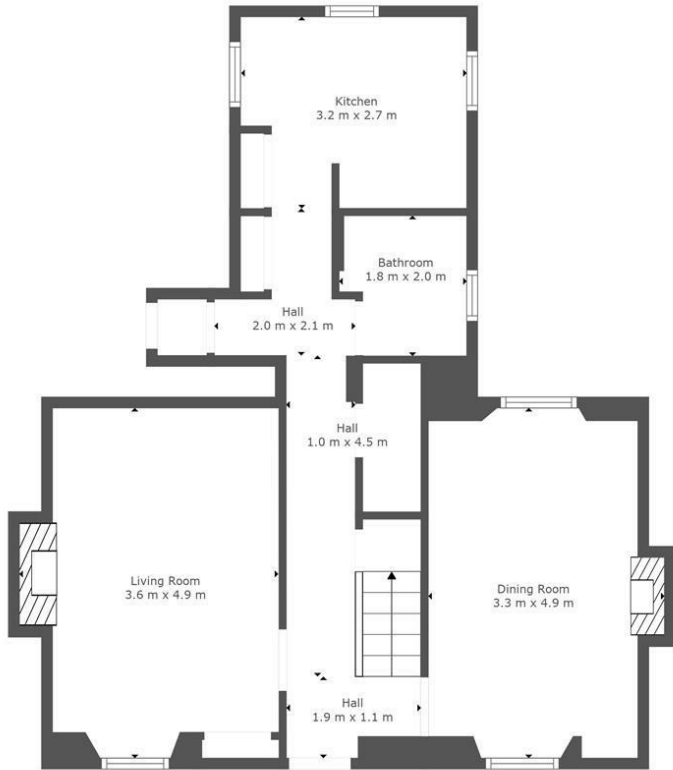
3











Floor 1



Floor 2



**TOTAL: 85 m<sup>2</sup>**  
 FLOOR 1: 59 m<sup>2</sup>, FLOOR 2: 26 m<sup>2</sup>  
 EXCLUDED AREAS: FIREPLACE: 0 m<sup>2</sup>, LOW CEILING: 10 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**

C

**VIEWINGS**

By prior appointment only

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(82 plus) <b>A</b>			<b>86</b>
(81-81) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>56</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



**OFFICE ADDRESS**  
 9 Townhead Street  
 Strathaven  
 ML10 6AB

**OFFICE DETAILS**  
 01357 510088  
 judithmcgill@cruive-estateagents.co.uk