

**cruise**  
ESTATE AGENTS

OFFERS OVER

**£165,000**

**Cot Castle View West**  
Stonehouse, ML9 3RS

## PROPERTY SUMMARY

Perfectly positioned on the periphery of the popular Lockhart Gardens development, this well-presented modern villa enjoys a pleasant outlook over the beautiful adjacent countryside.

The generously proportioned accommodation comprises; entrance vestibule, bright front facing lounge, large under-stairs storage, two-piece cloaks/wc, utility room and a modern dining size kitchen with French doors opening out onto a fully enclosed child and dog friendly garden.

On the upper floor the master bedroom with storage is positioned to the front of the property enjoying the best of the country views. To the rear are a further two bedrooms, one of which is currently being utilised as an office/dressing room. The first floor accommodation is completed with a modern three-piece family bathroom with over-bath shower.

This well-maintained property further benefits from gas central heating, double glazing and two private car parking spaces. The parking spaces are located immediately to the rear of the property and accessed via a garden gate.

3



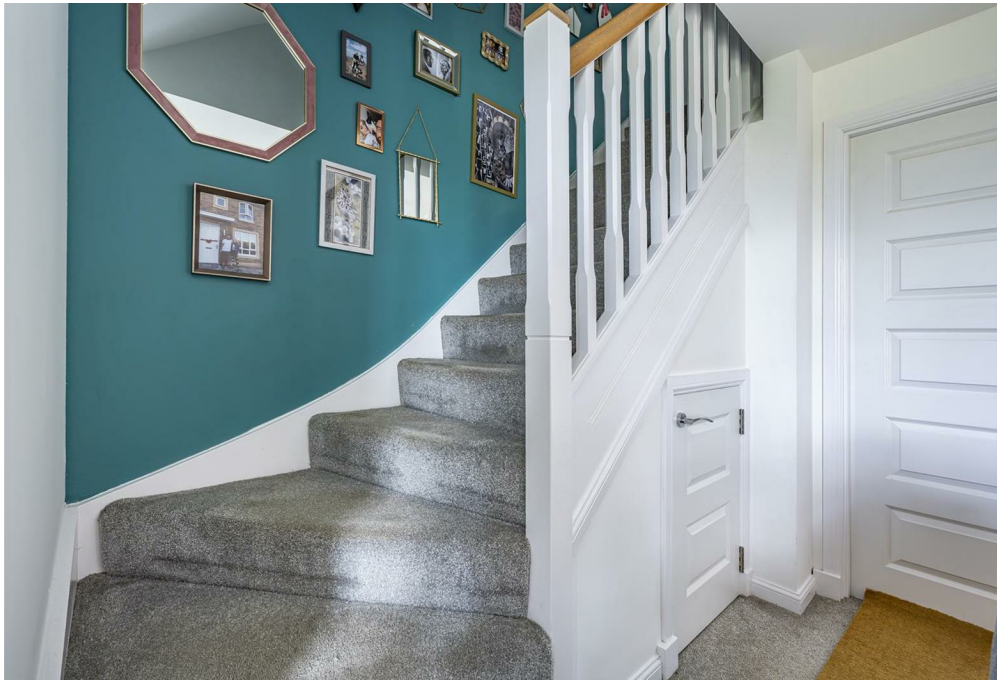
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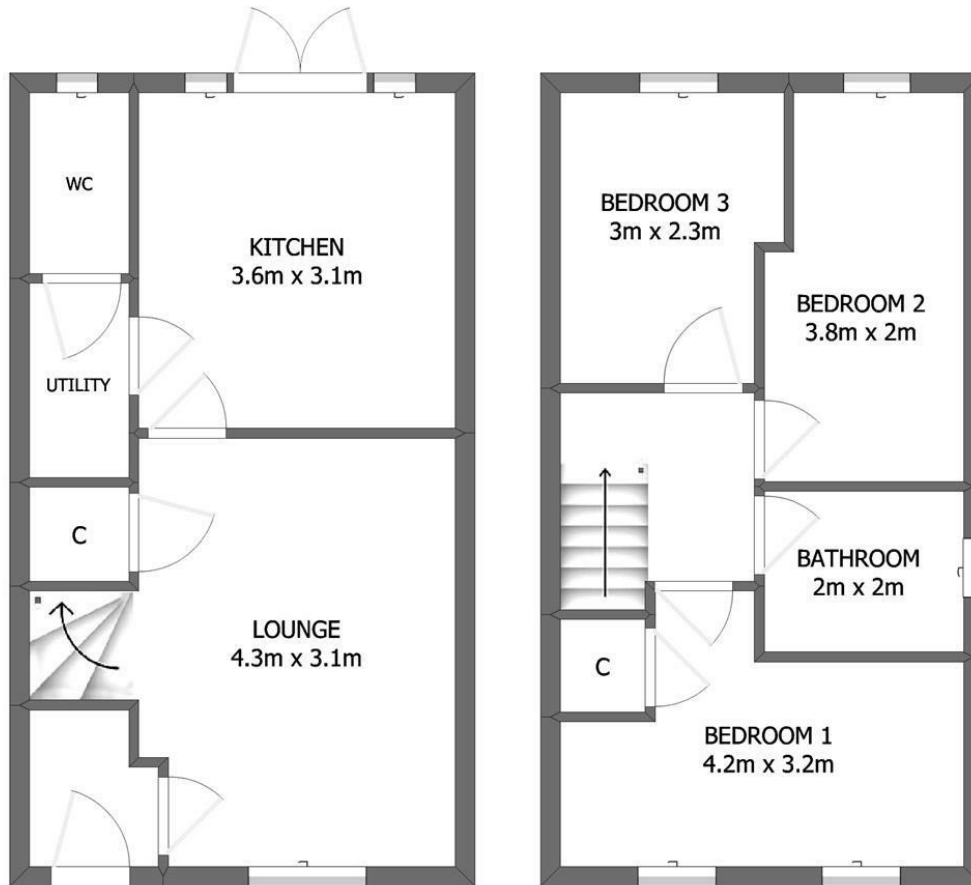
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6 Cot Castle View West  
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**LOCAL AUTHORITY**

South Lanarkshire

**TENURE**

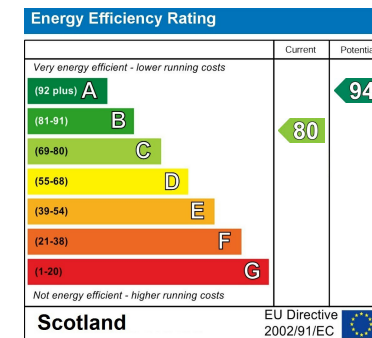
Freehold

**COUNCIL TAX BAND**

C

**VIEWINGS**

By prior appointment only



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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